

Brentwood-Pacific Palisades District Plan

A PART OF THE GENERAL PLAN OF THE
CITY OF LOS ANGELES

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

May 25, 1994

TO: Whom it May Concern

FROM: Michelle Clarkson, Senior Clerk
Central Maps and Publications Unit
Department of City Planning

SUBJECT: PLAN BOOKLET REVISIONS

A revision (Mulholland Specific Plan) has been made to the following five (5) plan booklets: Bel Air/Beverly Crest; Brentwood/Pacific Palisades; Canoga Park/Winnetka/Woodland Hills; Encino/Tarzana; and Sherman Oaks/Studio City/Toluca Lake. Please add this revision to each of your community plans.

If you have any questions, please contact our office at 485-5043.

MC:smf

Enclosures

- 1) 92 00288
- 2) 90 00044
- 3) 92 00510
- 4) 88 02051
- 5) 92 00507

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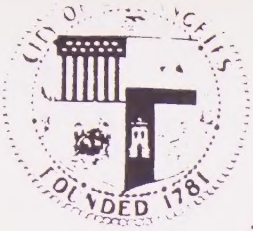
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Los Angeles City Planning Department
Room 561 City Hall



October 25, 1989

To: All Staff and Interested Parties

From: Melanie Fallon, Deputy Director *Melanie Fallon*

Subject: Amendment to All Community Plans


Effective October 13, 1989 all community plans were amended under Council File No. 89-0119 and CPC Nos. 89-0130 and 29661 by adding the following consecutively numbered footnote:

Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.

This language will be incorporated in the Plan Booklets which have not been printed. For those Plans where Booklets have been printed, this amendment will be incorporated during the next update of each Plan Booklet.

MF:DG:keg

AMENDCP.DOC



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Los Angeles City Planning Department

Room 561 City Hall



December 6, 1989

To: All Planning Staff and Interested Parties

From: Melanie Fallon, Deputy Director

Subject: CORRECTION TO BRENTWOOD - PACIFIC PALISADES
DISTRICT PLAN BOOKLET

Footnote 5 applies to the Limited, Highway Oriented, Neighborhood, and Community Commercial land use categories on the Legend of the subject District Plan.

This will be incorporated on the Legend when the Plan is next updated. In the interim, include this page in your Plan Booklet.

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






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





LAND USE

RESIDENTIAL

LOW DENSITY

LOW DENSITY	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
 MINIMUM ¹	A1,A2,RE40, OS ²	 LOW MEDIUM I	R2,RD5,RD4,RD3
 VERY LOW I	RE20,RA	 LOW MEDIUM II	RD2,RD1.5
 VERY LOW II	RE15,RE11	 MEDIUM	R3
 LOW	RE9,RS,R1,RD6	 HIGH MEDIUM	R4

COMMERCIAL⁴

 LIMITED	C1,C1.5,P ⁵	 OPEN SPACE ^{3,10,11,16}
 HIGHWAY ORIENTED	C1,C1.5,C2,P ⁵	
 NEIGHBORHOOD	CR,C1,C1.5,C2,P ⁵	
 COMMUNITY	CR,C1.5,C4,C2,P,PB ^{5,8}	
 REGIONAL CENTER	C4,C2,P,PB ^{8,9}	



NOTES:

 Proposed¹²






CIRCULATION¹³

	Freeway ¹⁴
	Major Highway ¹⁵
	Secondary Highway ¹³
	Collector Street ¹³
	Local Street ^{13,14}
	Private Street
	Scenic Corridor
	Bicycle & Hiking Trail
	Equestrian & Hiking Trail
	Hiking, Bicycle, & Equestrian Trail
	Scenic War Road
	Scenic Secondary Road
	Scenic Park Road

ADMINISTRATIVE BOUNDARY





	City/County Boundary
	Community Boundary

SPECIAL BOUNDARY

	Coastline
	Transmission Line
	Desirable Open Space ¹⁸
	Site Boundary
	Specific Plan

SERVICE SYSTEMS¹²









SCHOOL SITES

	Elementary School
	Junior High School
	Senior High School
	Private Schools

RECREATIONAL SITES

	Neighborhood
	Community
	Regional or Specialized
	Golf Course - Public
	Golf Course - Private
	Camp Grounds
	Equestrian Center
	Scenic View Site

OTHER FACILITIES

	Fire Station
	Community Library
	Power Distribution Station
	Refuse Collection
	Cultural or Historical Site
	Heliport
	Water Tank
	Important Ecological Area

Brentwood-Pacific Palisades District Plan



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C. Mulholland Scenic Parkway Specific Plan

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5. Administrative Responsibilities

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*This document is a reformat of the District Plan as it formerly appeared in the broadside format. The Plan Maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The text is essentially the same as the originally adopted Plan.

ORIGINAL COMMUNITY PLAN

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Mason Dooley, Photographer

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN

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MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

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NEIGHBORHOOD PLANNING DIVISION

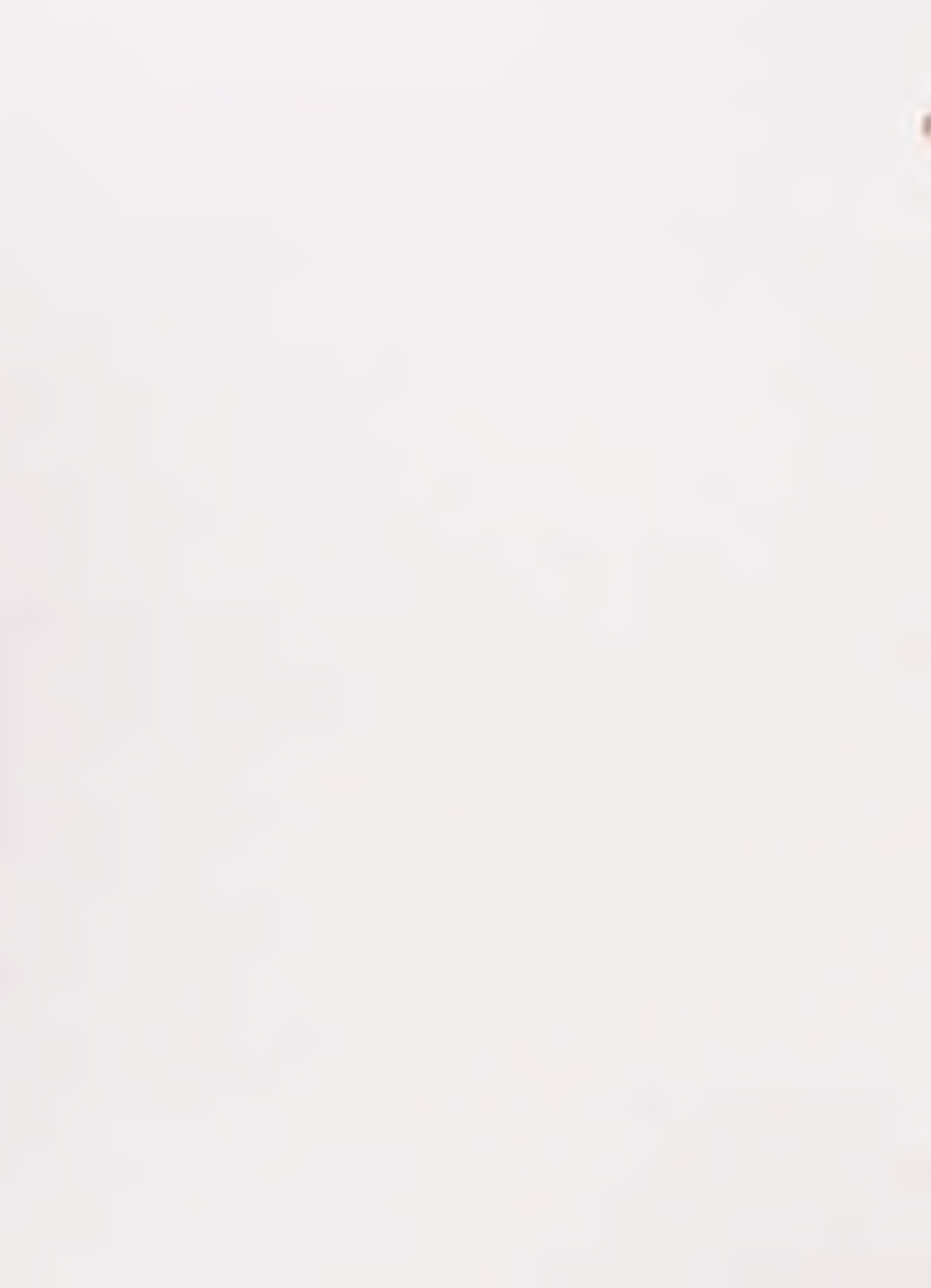
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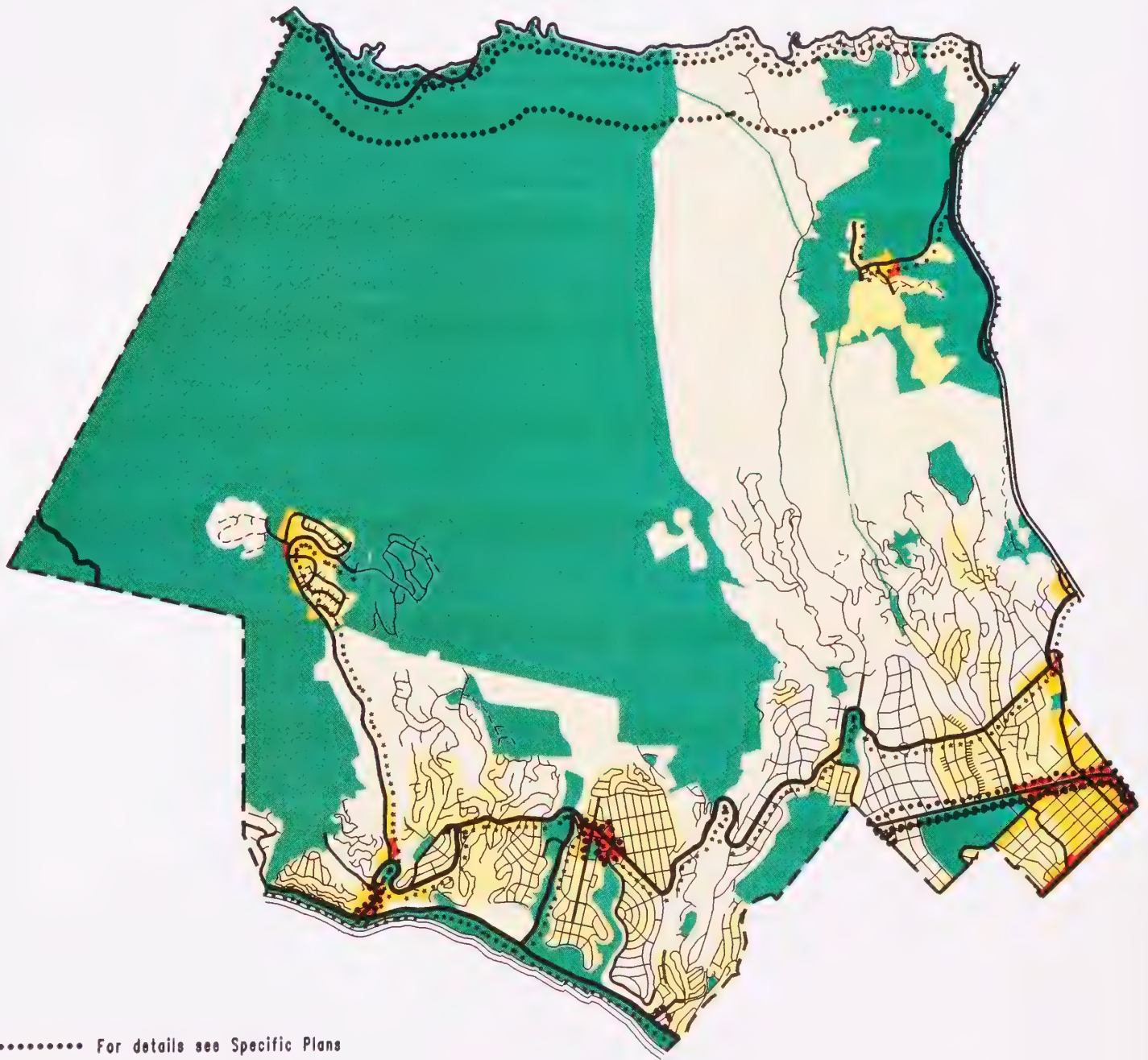
PLAN AMENDMENTS DATE LOG

BRENTWOOD-PACIFIC PALISADES PLANS

Adopted by City Council
C.F. 76-1923
July 23, 1977

Date	Amendment	Council File
4-14-80	San Vicente Scenic Corridor Specific Plan	76-1923-S3
11-6-85	Pacific Palisades Commercial Village Specific Plan	81-2583-S1
6-25-86	AB283 General Plan/Zoning Consistency Program Plan Amendments	86-0732
11-18-86	San Vicente Scenic Corridor Specific Plan Amendments	76-1923-S3
4-6-88	*Periodic Plan Review, Window 3, Item 1, Mayfield Avenue	87-1000-S1
3-7-90	*Periodic Plan Review, Window 23, Item 2, Mayfield Avenue	89-2408-S2
8-30-91	*Periodic Plan Review, Window 35, Item 1, Tucker Land Tract	91-1086-S1
10-2-91	*Periodic Plan Review, Window 27, Item 1, Gorham Avenue	90-2421-S1
10-2-91	*Periodic Plan Review, Window 27, Item 2, Mayfield Avenue	90-2421-S2
5-19-92	*Mulholland Scenic Parkway Specific Plan	87-0492
5-27-92	*AB283 Open Space Plan Amendments	92-0163
9-11-92	*Pacific Palisades Commercial Village and Neighborhoods Specific Plan Amendments	87-0492
1-27-93	*Pacific Palisades Commercial Village and Neighborhoods Specific Plan Amendments	87-0492

*Amendment not currently incorporated in Plan text or map.

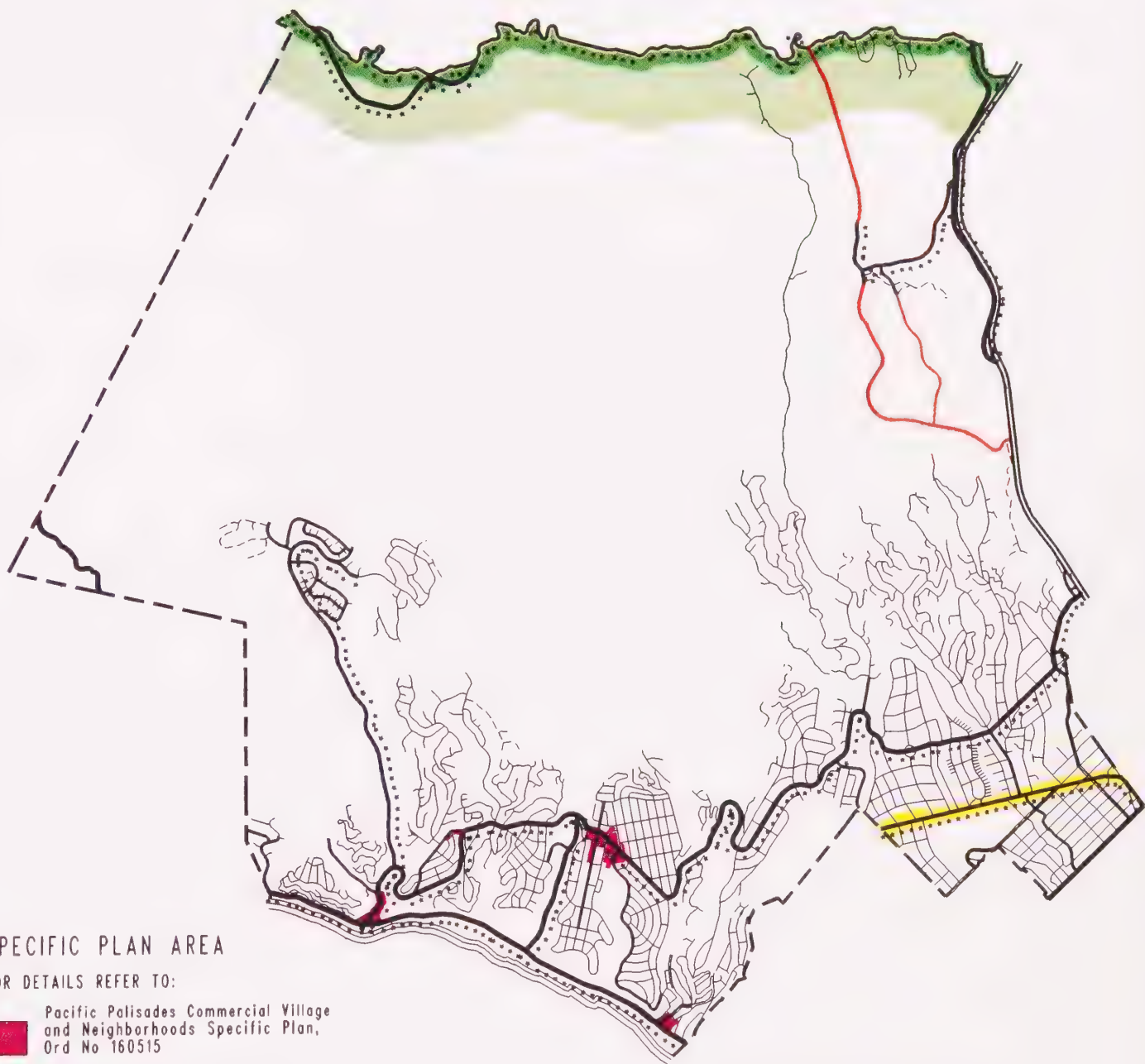


..... For details see Specific Plans

BRENTWOOD - PACIFIC PALISADES GENERALIZED LAND USE







NOT TO SCALE



SPECIFIC PLAN AREA

FOR DETAILS REFER TO:

-  Pacific Palisades Commercial Village and Neighborhoods Specific Plan, Ord No 160515
-  Mulholland Scenic Parkway Specific Plan, Ord No 167943 - 500' Buffer
-  Mulholland Scenic Parkway Specific Plan, Ord No 167943 - 1/2 Mile Buffer
-  San Vicente Scenic Corridor Specific Plan, Ord No 161766

PROPOSED CIRCULATION

-  Proposed Secondary Highway
-  Proposed Collector Highway

BRENTWOOD - PACIFIC PALISADES GENERALIZED CIRCULATION



NOT TO SCALE

Brentwood-Pacific Palisades District Plan

The Brentwood - Pacific Palisades District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

Purpose

USE OF THE PLAN

The Purpose of the Brentwood - Pacific Palisades District Plan is to provide a guide to the future development of the District for the use of the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City Development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the District, within the larger framework of the City; guide the development, betterment and change of the District to meet existing and anticipated needs and conditions; contribute to the enhancement of the quality of the environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; preserve or conserve natural resources; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use.

The Plan is not an official zone map, and while it is a guide it does not imply an implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and uses than may be desirable for many years.

This Plan is subject to periodic review and amendment.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the Brentwood-Pacific Palisades District with other parts of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 1995.
3. To make provision for the housing required to satisfy the varying needs and desires of all persons choosing to live in the District, maximizing the opportunity for individual choice within the constraints imposed by land availability, land and development costs, and population growth.
4. To encourage the preservation and enhancement of the varied and distinctive residential character of the District.
5. In hillside residential areas to:
 - a. Minimize grading commensurate with the density of development shown on the Plan; and
 - b. Limit land use intensities and population densities to those which can be accommodated by the transportation system, public service facilities and utilities, and natural topography.
6. To promote economic well-being and public convenience by allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based upon the needs of the District and accepted planning principles and standards.
7. To provide a basis for the location and programming of public facilities, and to coordinate the phasing of public facilities with private development, minimizing damage to existing uses.
8. To provide for a circulation system coordinated with land uses and densities for the purposes of: accommodating traffic and minimizing street widening and realigning; encouraging the expansion and improvement of public transportation service; and promoting achievement of air quality standards.

9. To encourage the preservation of ecological and environmental qualities as well as park and recreation uses.

10. To preserve open space for environmental protection and recreational uses; to protect the natural character and topography of mountainous parts of the District for the enjoyment of both local residents and persons throughout the Los Angeles region; and to preserve views from designated scenic view sites commensurate with other provisions of this Plan.

11. To enhance the design and appearance of both public and private development and to encourage urban beautification programs.

12. To improve design and construction of residential and commercial buildings so as to reduce crime and the fear of crime.

Policies

The Brentwood - Pacific Palisades District Plan has been designed to accommodate the anticipated population and employment of the District in the year 1995. The Plan accepts the likelihood that change will take place and must be properly controlled if the District's amenities are to be preserved and its problems corrected.

The Plan proposes the preservation of low density single-family residential areas, the conservation of designated Open Space Lands for environmental and recreational use, the development of a major mountain park and open space system, and the improvement of the quality and usefulness of the Pacific Palisades Business District and other commercial facilities within the District. Residential development is generally restricted to Very Low and Minimum Density Housing categories in areas removed from employment and commercial centers.

LAND USE

Housing

Standards and Criteria:

During the first five years after the adoption of the Plan no change in zoning should be allowed to a density which exceeds the lower end of the applicable density range indicated on the Plan Map, unless it can be shown that a higher density within the applicable range is significantly more in the public interest and maintains the quality of the District's environment. Minimum Density Housing areas are exempt from this Policy, being subject to the graduated scale density provisions of the Slope-Density formula.

Apartments should be soundproofed, have sufficient offstreet parking, and be provided with adequate useable open space.

The intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon should be limited in accordance with the following criteria:

- The ability of the existing and assured street circulation system, both within the area and in peripheral areas, to accommodate traffic.
- The availability of sewers, drainage facilities, fire protection services and facilities, and other public facilities.

c. The suitability of the geology of the area for development, and the steepness of the natural topography of the various parts of the area. In areas designated for Minimum Density Housing the dwelling unit density shall not exceed that allowed by the following formula:

$$D = \frac{50-S}{35}$$

Where: D = The maximum number of dwelling units per gross acre allowable, and

S = The average natural slope of the land in percent.

d. The compatibility of proposed development with existing adjacent developments.

e. The adequacy of existing and assured school and park facilities.

Use of the "cluster concept" and the Residential Planned Development District are the preferred methods to be utilized for new residential development in hillside areas in order to preserve the natural terrain, minimize the amount of grading required, and provide more recreational land and open space. However, development by conventional subdivision should not be precluded. The "cluster concept" is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area (75% to 80%) in its natural state or in a park-like setting. Density patterns indicated on the Plan Map may be rearranged to facilitate cluster developments provided that the total number of dwelling units indicated in any development is not increased from that depicted on the Plan Map.

Where cluster development is permitted, permanent maintenance of the privately-owned open space should be assured through the establishment and implementation of ordinances and policies.

Cluster developments should not be granted unless they are in general conformance with the following requirements:

- Parcel size should be greater than 50 acres.
- Design should minimize adverse visual impact on neighboring single-family uses.
- Adequate access should be provided from at least two directions to at least two different streets.
- Grading should be controlled in accordance with the following criteria:
 - A detailed grading plan showing the amount of cut and fill within 10% accuracy to be required upon submission of any tentative tract map or change of zone request.
 - With the exception of roads and necessary drainage facilities, natural terrain to be retained and grading limited to the actual building site.
- Setback requirements of the applicable zone should not be waived.

6. No more than 20% of the total land in a development should be in residential use, and at least 75% of the total land should be in open space.

7. At least 15% of the open land should be usable (5% slope or less), in general to be devoted to recreational activities.

8. Open Space, park and recreational lands, whether deeded to the City or privately held as Open Space Land, should be protected by provisions which would prohibit any future construction of non-recreational buildings on the protected areas.

9. Development should be limited in character and density to that permitted in the Low-Medium Housing category.

The cluster concept is appropriate for 1,518 acres currently (1977) owned by Tucker Land located generally at the northerly end and both sides of Mandeville Canyon Road southerly of Mulholland Drive. A maximum of 750 dwelling units shall be permitted on the east ridge portion of said property if all of the concepts embodied in City Plan Case 25632 are met, including conditions and controls imposed by the City Council. Density patterns may be adjusted to permit densities on the east ridge portion consistent with (T)(Q) Zones which have been approved in concept, provided that a total of 750 dwelling units is not exceeded.

Portions of the Brentwood-Pacific Palisades District are suitable for horsekeeping as an accessory use to residential use on appropriately sized lots as permitted by the City's Planning and Zoning Code.

The residential character of the single-family development in the hillside areas of the Brentwood - Pacific Palisades District is characterized by green spaces and openness and is considered a desirable environment worthy of public protection.

The scenic value of natural landforms should be preserved, enhanced and restored. Wherever feasible, development should be integrated with and visually subordinate to existing natural features and terrain. Structures should be located to minimize their intrusion into scenic open spaces by being clustered near other existing natural and manmade vertical features such as tree masses, hills, rock outcrops and existing structures.

Features:

The Plan proposes that the predominantly low density residential character of the District be preserved, and that single-family residential neighborhoods be protected from adjacent uses of other types by landscaping and other buffering devices commensurate with other Plan proposals. Multiple family residential areas are concentrated so as to avoid their intrusion into single-family areas.

The Plan is intended to provide a maximum capacity for 23,339 dwelling units and approximately 71,300 persons. The projected 1995 population for the District is 59,700 persons.

The undeveloped mountainous portion of the District contains approximately 3,540 acres of privately owned land. If developed, this area would have a population

capacity of 3,000 persons. It is undesirable for total development to occur. Substantial portions may be included in a large regional park in the future.

The rehabilitation and/or reconstruction of deteriorated single-family areas for the same use is encouraged. Housing should be made available to all persons choosing to live in the District regardless of social, economic and ethnic backgrounds, to the extent feasible. Additional low and moderate income housing is needed in all parts of the City.

The proposed residential density categories and their capacities are:

Residential Density	Dwelling Units Per Gross Acre	Gross Acres	Percent of Residential Land	Dwelling Unit Capacity	Population Capacity	Percent of Population Capacity
Minimum	0.5 to 1	3,635	37.0	996	3,700	5.2
Very Low I	1+ to 2	893	9.1	867	3,400	4.8
Very Low II	2+ to 3	2,246	22.9	3,343	12,100	16.9
Low	3+ to 7	2,592	26.4	8,028	29,200	41.0
Low-Medium I	7+ to 12	120	1.2	811	2,300	3.2
Low-Medium II	12+ to 24	35	0.4	875	2,300	3.2
Medium	24+ to 40	269	2.7	7,686	16,900	23.7
High Medium	40+ to 60	22	0.2	733	1,400	2.0
		9,812	100.0	23,339	71,300	100.0

1. Gross Acreage includes streets, but does not include public lands.

2. Calculations in this column take into account terrain, potential rates of rebuilding, existing subdivision patterns and subdivision practices, the Slope - Density concept, and recent zone changes approved by the Planning Commission.

3. Reflects Slope Density concept by approximating percentage of Minimum Density Land in each slope range and then assuming the mid-point of each slope - range category as the average slope S, within the formula yielding desirable density ($D = [50 - S] \div 35$).

Commerce

Standards and Criteria:

The commercial lands designated by this Plan are adequate in quantity to meet the needs of the projected population to the year 1995.

It is proposed that off-street parking be provided at a ratio of not less than two square feet for each square foot of commercial floor area for each Community, Neighborhood and Regional Commerce area as specified on the Plan Map, and at a ratio of not less than one square foot for each square foot of floor area for Limited and Highway - Oriented Commerce uses. Parking areas should be located between commercial and residential uses where appropriate, to provide a buffer, and be separated from residential uses by means of wall and/or landscaped setbacks, to attenuate noise and preserve adjoining residential neighborhoods.

Features:

The Plan proposes approximately 160 acres of commercial and related parking uses.

Where feasible and appropriate, building and site design should provide physical as well as psychological barriers to crime in order to prevent and deter crime and make apprehension more likely.

Specific Plans are recommended for the Brentwood Commercial District along San Vicente Boulevard, and the Pacific Palisades Business District in the vicinity of

Sunset Boulevard and Swarthmore Avenue. The village characteristics of these areas should be maintained. Height limitations, sign restrictions, mall areas, low intensity commercial uses, better circulation, and additional off-street parking should be provided.

Industry

The Plan proposes no industrial uses within the Brentwood - Pacific Palisades District.

Open Space Conservation Lands

Standards and Criteria:

Natural resources within the District should be conserved. Priority of development in natural and scenic resource areas should be given to those uses which complement the resources. In coastal locations individual homes may be permitted in accordance with the policies set forth in this Plan if no other use is feasible. Development providing access to sensitive areas should be carefully controlled.

The restrictions included in the Open Space Element should be applied to areas designated as Open Space and "Desirable Open Space" on the Plan Map. The Report of the Citizen's Advisory Committee on the Mulholland Scenic Parkway is incorporated into this Plan in spirit and intent. Specific criteria for the development of road-associated facilities and related controls should be developed in accordance with that report.

Vacant lands with an average natural slope of 15% or greater measured over a 250-foot grid and those lands either adjoining or within 2,000 feet of, and viewed from, the Mulholland Scenic Parkway as identified in this Plan should be considered to be of open space and conservation value. Uses of these open space areas therefore should be limited to the following:

- a. Essential public projects necessary to the safety, health and well being of the region and District as a whole;
- b. Recreational and park-type uses, including trails and turnouts;
- c. Educational uses such as a nature center;
- d. Minimum Density Housing;
- e. Open land preserves;
- f. Agricultural uses.

New development which obstructs views from Mulholland Drive and all signs except emergency and traffic control signs and other essential signs related to open space and park-type uses should be prohibited.

The Pacific Ocean is designated as Open Space. Whenever feasible, runoff should not be allowed to degrade the kelp beds and coastal waters off the Pacific Palisades Community.

Development of the coastal areas should be restricted so as to protect coastal resources.

Features:

Federal, State, County and City Properties comprising approximately 10,900 acres of land exist in the District

(1975). This land should be utilized to provide camping and picnicking; hiking, bicycling and equestrian trails; and golf courses, sports fields and other active recreational uses, for residents of the Los Angeles region. All major park and open space areas should ultimately be connected with the Mulholland Scenic Parkway system, with trails provided wherever possible.

Desirable Open Space and existing and proposed parks are identified on the Plan Map. Included are approximately 10,450 acres of publically owned land and approximately 5,400 acres of privately owned land.

Access to and facilities for equestrian, hiking and bicycling trails should be provided in conformance with standards set forth in the Major Equestrian and Hiking Trails Element and the Bicycle Trails Element of the General Plan.

The proposed park in Los Liones Canyon should be developed as an arboretum in order to take advantage of its unique sub-tropical flora and fauna.

Should owners desire to sell private golf courses, the City should have the right of first refusal to purchase the land for recreational and open space uses. All privately owned golf courses should be placed in the Minimum Density Housing category if and when they are developed for non-recreational uses.

Where and when appropriate, the County Sanitation District property in Mission, Sullivan and Rustic Canyons should be utilized for park activities. The use of Mission Canyon Recreation area and Rustic and Sullivan Canyons as landfill sites should be avoided. Research and development of alternative disposal methods, which would minimize the need for landfills should be pursued and/or encouraged by the City. The filling of the landfill sites, where authorized, should be conducted in a manner such that termination or major reduction of large-scale operations is practical on relatively short notice. Recreational activities on these sites should be planned in conjunction with the State Park Plan for the area.

CIRCULATION

Highways and Streets

Standards and Criteria:

The Brentwood - Pacific Palisades Plan does not provide sufficient circulation facilities to meet the projected transportation needs of the area at desirable levels of service. Therefore, land use densities should be maintained at the lowest feasible level. While additional roads may be needed it does not appear practical or environmentally appropriate to expect their construction. Until and unless a balance between land use and circulation systems is achieved subdivisions may be disapproved and substantial acreages may remain undeveloped.

A network of Major and Secondary Highways is planned to carry moderate to heavy volumes of traffic to and through the Brentwood - Pacific Palisades District. Collector Streets are planned to carry local traffic to and from highways and to facilitate internal circulation within this District.

All existing streets defined as Highways, Collector Streets

and Local Streets which are shown on this Plan shall not be widened or realigned to comply with the City's Standard Street Dimensions without prior public notice and public hearing.

The residential and commercial densities and intensities proposed in the Plan are based upon the eventual development of the appropriate transportation facilities. No increase in the density should be effected by zone change or subdivision unless it is determined that the on and off-site streets and highways serving the property involved can accommodate the traffic generated.

Design characteristics which might facilitate street identity, such as curves, changes in direction, and topographical differences, should be emphasized by street trees and planted median strips. Streets, highways and freeways when developed should be designed and improved in harmony with adjacent development, to facilitate driver and passenger orientation. Whenever feasible, street development should preserve existing trees.

Roads built in mountain areas should be given special scenic treatment. In each instance, a development plan should be prepared prior to construction, indicating how scenic and recreational opportunities will be provided and how the anticipated volumes of traffic will be accommodated. Roads used for park and recreational access should be of sufficient size to handle future recreational needs as well as be given special scenic treatment in their design.

Where feasible, roads on headlands should be visually screened and driveways connecting to the coastal highway minimized. Where practical, the transitions between headlands and related stream canyons should be left in a natural state, with bridges over canyons located as far inland as physically feasible and environmentally acceptable. Grading, cutting and filling in canyons and arroyos and on hillsides should be minimized where such operations significantly alter the appearance of natural landforms.

Mulholland Drive is deleted as a Major Highway from the City's Highways and Freeways Plan and is designated as a Scenic Parkway to be developed in accordance with the spirit and intent of the Report of the Citizen's Advisory Committee on the Mulholland Scenic Parkway.

Several routes are designated as Scenic Highways. The Scenic Highways Element of the General Plan designates Scenic Highways throughout the City.

The Plan Map indicates potential trails for equestrian, hiking and bicycle use. Trails in residential areas may occupy a part of street rights-of-way. Trails may be provided and maintained by various methods, including but not limited to:

- a. Assessment districts;
- b. Revenue from horse licensing fees; and
- c. The Park Land Dedication Ordinance (Ord. No. 141,422).

The City should develop specific standards for trails and recommend means of financing.

Features:

The Plan incorporates and amends the Highways and

Freeways Element of the Los Angeles General Plan. Collector Streets are shown to assist traffic flow toward Major and Secondary Highways. Mulholland Drive is designated as a Scenic Parkway.

Sunset Boulevard is designated as a Scenic Major Highway. However, there should be no widening for the purpose of increasing capacity during the twenty year life of this Plan. The Plan includes the fullest possible development of the San Diego Freeway, and the development of Sepulveda Boulevard to Major Highway standards.

The existing City-owned Reseda Boulevard right-of-way is proposed to remain in City Ownership for the possible future development of an effective public transportation system or to serve as a recreational road, whichever is appropriate.

Public Transportation

Public Transportation is planned and operated on a region-wide rather than local basis. However, public transportation improvements are desirable to alleviate some of the circulation systems problems of this District. Improved and increased bus service should be provided.

Direct connections are needed between the residential areas and the commercial areas within the District as well as better connections with the rest of the City. The use of public transportation to provide additional access to beach and mountain recreational areas is also strongly advocated. A public transportation corridor across the Santa Monica Mountains in the vicinity of the Sepulveda Pass is proposed.

Bikeways

The Plan proposes several Bicycle Trails. Some of these routes are connected with bicycle routes in other areas of the City, in order to provide a network promoting optimal use of this mode for recreation and transportation. Bicycle Trails should be provided in new subdivisions in the more level areas to connect with the designated system traversing the District. The Bicycle Trail along Mulholland Drive should connect with trails extending to the north and south where feasible.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan should be developed in substantial accordance with the standards for need, site area, design and general location expressed in the Service Systems Element of the General Plan (i.e., Public Schools Plan, Fire Protection Plan, Drainage System Plan). The individual facility plans should be consulted for specific standards. Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities. The full residential and commercial densities and intensities proposed in the Plan are predicated upon substantial compliance with standards contained in the Service Systems Element.

The Plan designates two standard types of local parks based on projected 1995 needs: Neighborhood Parks and Community Parks.

At times it will be necessary for portions of recreation and open space sites to be used for public rights-of-way and easements. However, such intrusions should be minimized.

Features:

Schools - The Plan proposes dual use of existing school facilities for the general public after hours and on week-ends. School grounds should be landscaped and made available for after - hour recreational use. Two Elementary Schools need to be intensified.

Fire Stations - The overall fire protection operations within the District are continually evaluated by the Fire Department and updated as fire protection techniques, apparatus needs, and land use patterns change.

Parks - Additional parks are shown in general locations to serve surrounding neighborhoods and the greater Los Angeles area. These include two Neighborhood Parks and one Community Park, as well as Regional Parks in the mountain areas including two campgrounds and other specialized facilities.

The Plan proposes utilization of public lands, flood control and power line right-of-way, and the Mulholland Drive right-of-way for Open Space purposes and for Hiking, Bicycle and Equestrian Trails where appropriate.

Programs

The outline of programs is intended to establish a framework for guiding development of the Brentwood-Pacific Palisades District in accordance with the Objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are proposed:

1. Continued development and maintenance of the highway and street system in accordance with Plan proposals and with the City's annual Capital Improvement Program (as amended from time to time).
2. Continued planning of and improvement to the public transportation system of the District.
3. Planting of street trees on all public streets.

Highway construction in mountain areas should be preceded by development plans indicating how scenic and recreational opportunities will be provided as well as how the anticipated volumes of traffic will be handled.

B. Recreation, Parks and Open Space

Acquisition, expansion and improvement of needed local parks throughout the District should be accelerated, as funds for lands become available. A concerted effort to establish multi-purpose use of open space along freeways should be undertaken, consistent with the nature of

each area. Additionally, multi-purpose use should be an objective for other publicly owned lands and facilities.

C. Commercial Areas

Existing commercial areas should be improved with respect to off-street parking, size and placement of signs, additional landscaping, elimination of billboards, external design of buildings, and other appropriate controls. The Community Commerce districts should include provision for pedestrian streets or malls with landscaping, restricted vehicular use, and improved parking and access at the rear of commercial frontages.

D. Other Public Facilities

The development of other facilities should be sequenced and timed to provide a balance between land use and public services at all times. Power lines serving new developments should be placed underground. The program for placing existing power lines underground should be continued and expanded.

II. PRIVATE PARTICIPATION

Residents and commercial groups are encouraged to undertake private actions for community improvements, such as:

A. Reviewing and commenting upon development plans for specific parcels before applications are filed with the City for change of zone, variance, conditional use, or subdivision approval.

B. Sponsoring beautification programs for the San Vicente Boulevard, Wilshire Boulevard, and Pacific Palisades commercial areas, such as tree plantings and landscaping.

C. Assisting the City in the design and development of scenic amenities and facilities adjacent to Mulholland Drive and other mountain roads.

D. Initiation by property owners and merchants of programs to encourage use of, and/or improve, off-street parking facilities serving adjacent shopping roads.

E. Developing and maintaining mini-parks on public properties and vacant private lands as an interim use, with permission of the owner.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of this Plan.

A. Design: Requirements that all new and rebuilt public facilities observe improved site design standards.

B. Sign Improvement: Strengthening of billboards and other commercial sign regulations to provide more restrictive controls, to include restricting placement and size of signs and elimination of billboards where advertising is not associated with the use of the property.

C. Buffer Strip Zoning: Separation of incompatible uses and facilities (particularly residential from commercial or freeways) by some form of buffering, preferably of a type which could also serve for recreation, parking or other useful purposes.

D. Highway-Oriented Commercial Zoning: A new zone which will ensure off-street parking facilities and/or drive-through capabilities for commercial activities on Major and Secondary Highways.

E. Grading: Amendments to the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.

F. Tax Delinquent Properties: Acquisition by the City of tax delinquent properties in all slippage areas for permanent open space.

G. Open Space Tax Relief: Inclusion in the City's Annual Legislative program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands proposed for conservation and open space uses.

H. Property Improvement Tax Relief: Revision of Laws to provide incentives to property owners to bring older buildings up to the requirements of the City's Building Code.

I. Scenic Districts: Establishment of Scenic Districts with regulations and design controls to protect and preserve identified scenic features or values.

J. Open Space Acquisition: Establishment of a right of first refusal by the City to purchase privately owned recreational facilities, including golf courses and other privately owned open spaces, for continued recreational and open space use.

K. Building Code Amendments: Possible amendments to require more adequate security features in the construction of new buildings.

L. Limitations on Bulk of Commercial Buildings: Additional bulk controls for building floor areas for commercial buildings, ranging from a Floor Area Ratio of 0.5 to 3.0. (Floor Area Ratio is a ratio relating the amount of floor area to the buildable area of a site, e.g., a Floor Area Ratio of 1 would allow a floor area equivalent to one times the buildable site area.)

M. Cluster Open Space Maintenance: Legislation providing for the permanent maintenance of open spaces in cluster developments by both the developers and subsequent owners by levying of maintenance fees, which would be specified as a condition of approval of zone changes and/or subdivisions.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed towards the implementation of the Plan. Two distinct situations are involved:

A. The City may initiate redesignation of zones appropriate to the Plan.

B. Property owners may apply for a change of zone under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code.

V. FUTURE STUDIES

In order to systematically execute the intent of this Plan and provide for public need, convenience, environmental protection and general welfare, the following are suggested for future study and implementation:

A. Specific Plans for the following commercial areas should be developed:

1. Pacific Palisades (Sunset Boulevard between Swarthmore Avenue and Temescal Canyon Drive);
2. Brentwood (San Vicente Boulevard between Federal Avenue and Bundy Drive); and
3. Santa Monica Canyon (Chautauqua Boulevard, West Channel Road, and Entrada Drive in the vicinity of Pacific Coast Highway).

B. The earthquake of February 9, 1971, raised many questions with regard to building codes, hillside zoning and fault zones. Many studies are being undertaken and upon their conclusion, the results should be incorporated, as appropriate, into the Brentwood - Pacific Palisades Plan.

C. Plans and implementation for the Mulholland Scenic Parkway, Scenic Corridor, and Scenic District should be considered for:

1. Roadway design;
2. Designation, and provision for acquisition, of view sites, recreational areas and commercial concessions;
3. Controls on use and intensity of land adjacent to the Parkway or area;
4. Designation and improvement of roads and trails for recreational purposes;
5. Prohibition and/or control of signs and billboards;
6. Location of other public facilities which are necessary along this Parkway;
7. General protection of the eco-system presently inhabiting the area.

D. Criteria for determining appropriate building sites in relation to natural slopes should be developed.

E. A feasible method for assuring the preservation and maintenance of privately owned open space remaining after utilization of density should be devised.

F. Research and development of acceptable alternative solid waste disposal methods, which would eliminate the necessity for sanitary landfill operations, should be encouraged.

G. The feasibility for use as park and ride terminals should be considered for:

1. Southern end of Palisades Drive;
2. Land located below Via De Las Olas; and
3. The site of the Sand and Sea Club of Pacific Coast Highway (City of Santa Monica).

H. Public transportation for beach access for the general public, particularly inner-city recreationally deprived areas, should be encouraged.

I. The Slope - Density relationships depicted in this Plan reflect general policy. A study is being directed towards a more precise definition of this relationship to be applied in all mountain area plans.

GENERAL PLAN ZONING CONSISTENCY NOTES

The City Planning Commission shall have the authority to determine the appropriate land use designation where the proposed private development of a parcel of land designated on the District Plan Map as public (which includes publicly owned transportation facilities) and privately owned open space or the designation of such parcel has been omitted. The Commission may include such conditions as it deems necessary to assure that the designated land use will be proper and that such use will be in harmony with the various elements and objectives of the General Plan.

Map Note	Plan Land Use	Zone
A1	Open Space	A1-1
A2	Open Space	R1-1
A3	Open Space	RE15-1-H
A4	Minimum density housing	A2-1
A5	Minimum density housing	RE40-1
A6	Minimum density housing	RE40-1-H
A7	Low density housing	R1-1
A8	Minimum density housing	RE40-1-0



BRENTWOOD-
PACIFIC PALISADES
INDEX MAP



NOT TO SCALE 5/89

LOS ANGELES COUNTY

MULHOLLAND DR
(SCENIC PARKWAY)TOPANGA
STATE PARK

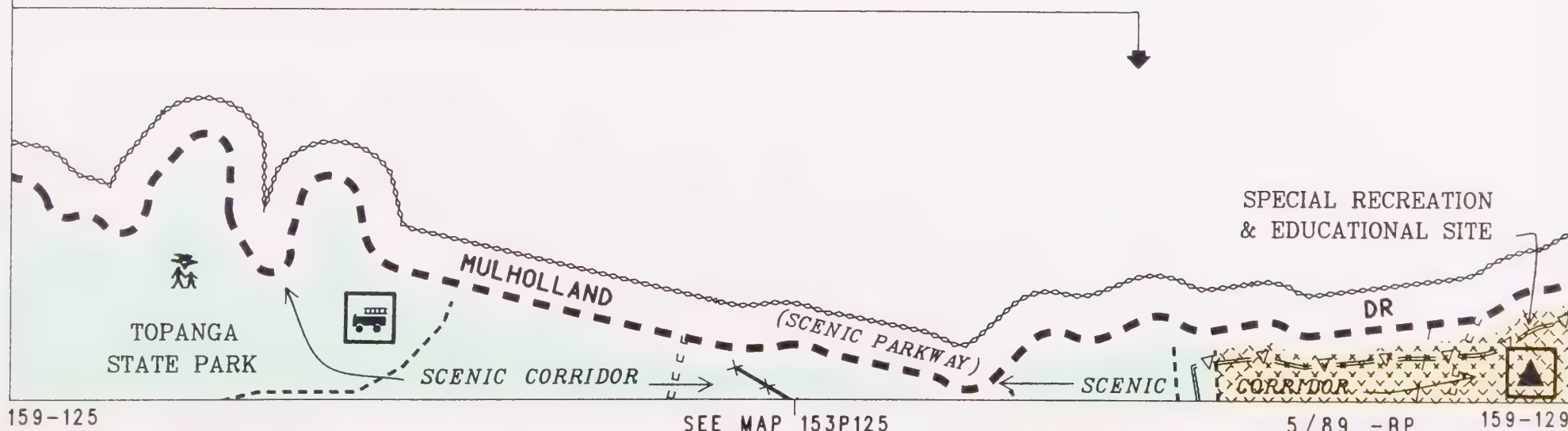
SCENIC CORRIDOR



SEE MAP 159P117

SEE MAP 159P133

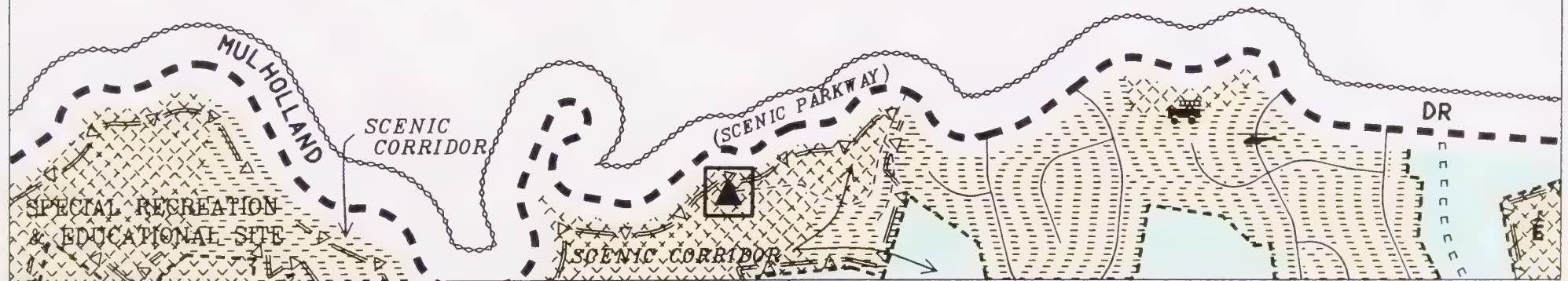
PARK ACCESS FEASIBILITY STUDY



SEE MAP 159P125

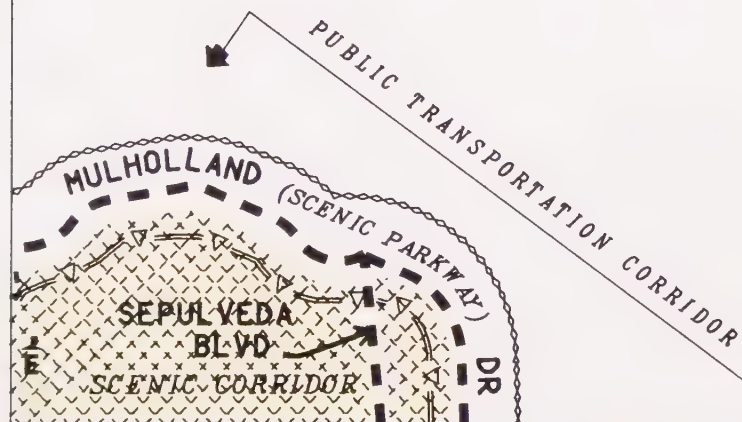
SEE MAP 159P141

ENCINO - TARZANA DISTRICT



SEE MAP 159P133

ENCINO - TARZANA DISTRICT

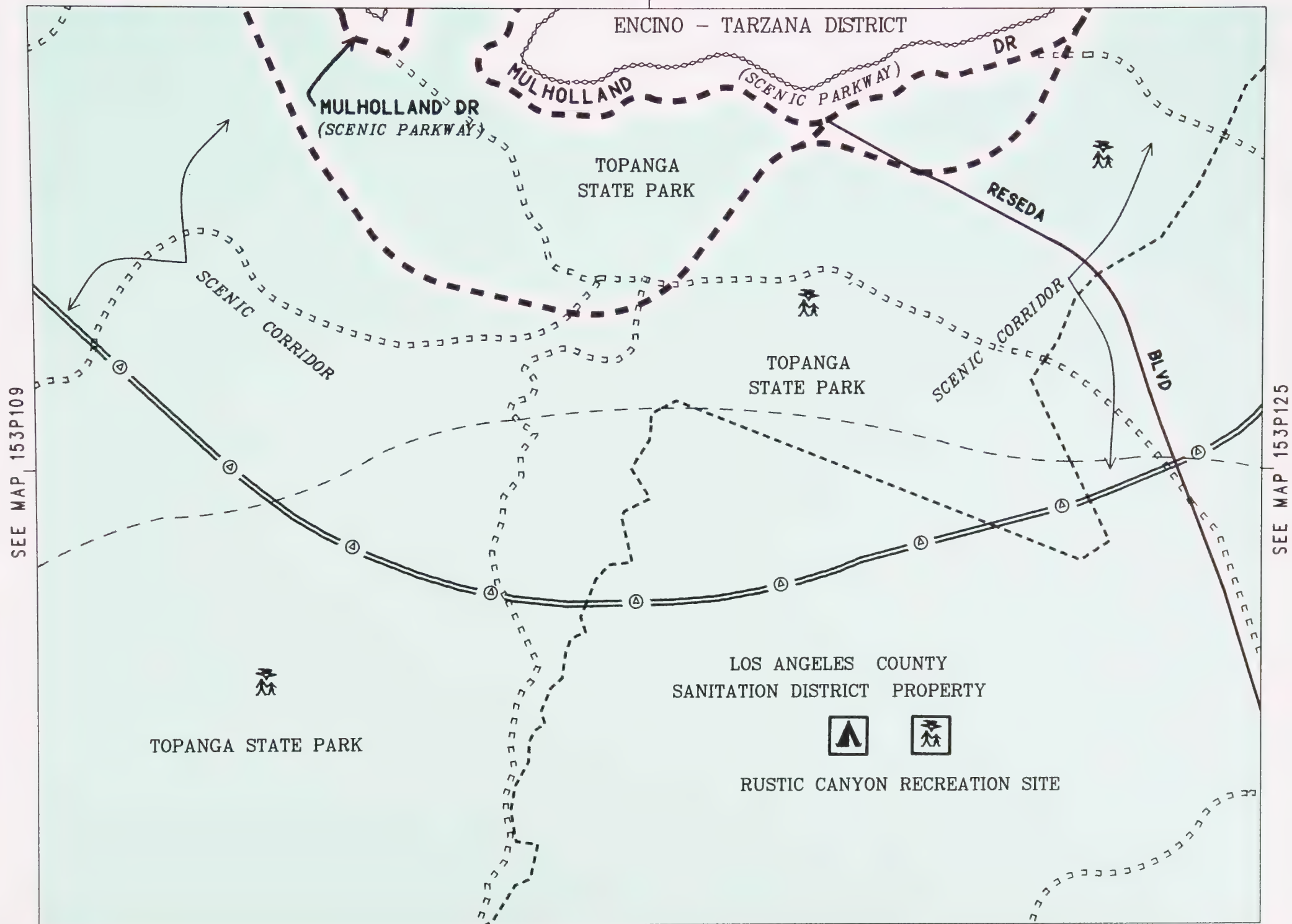


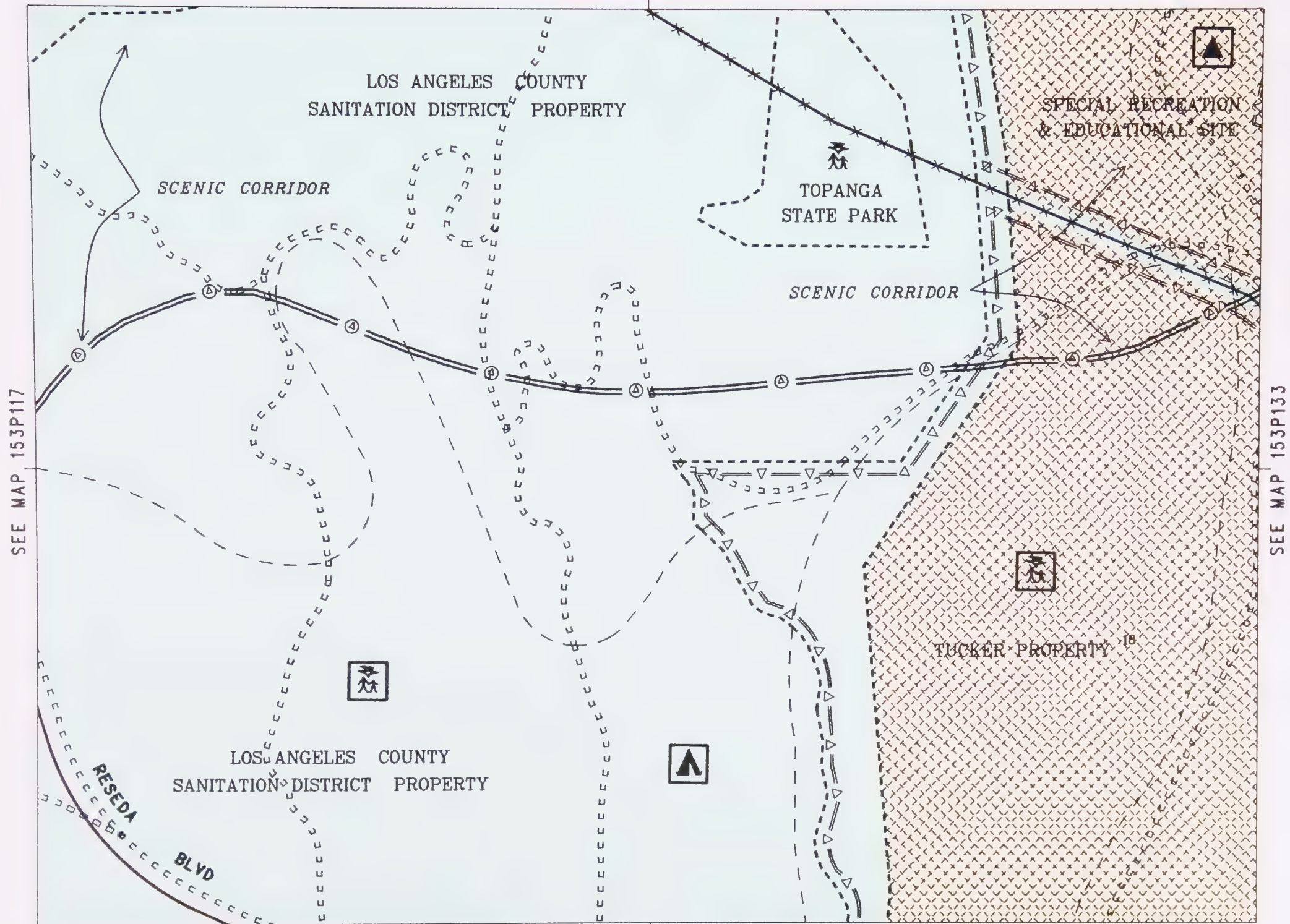
LOS ANGELES COUNTY

TOPANGA
STATE PARK

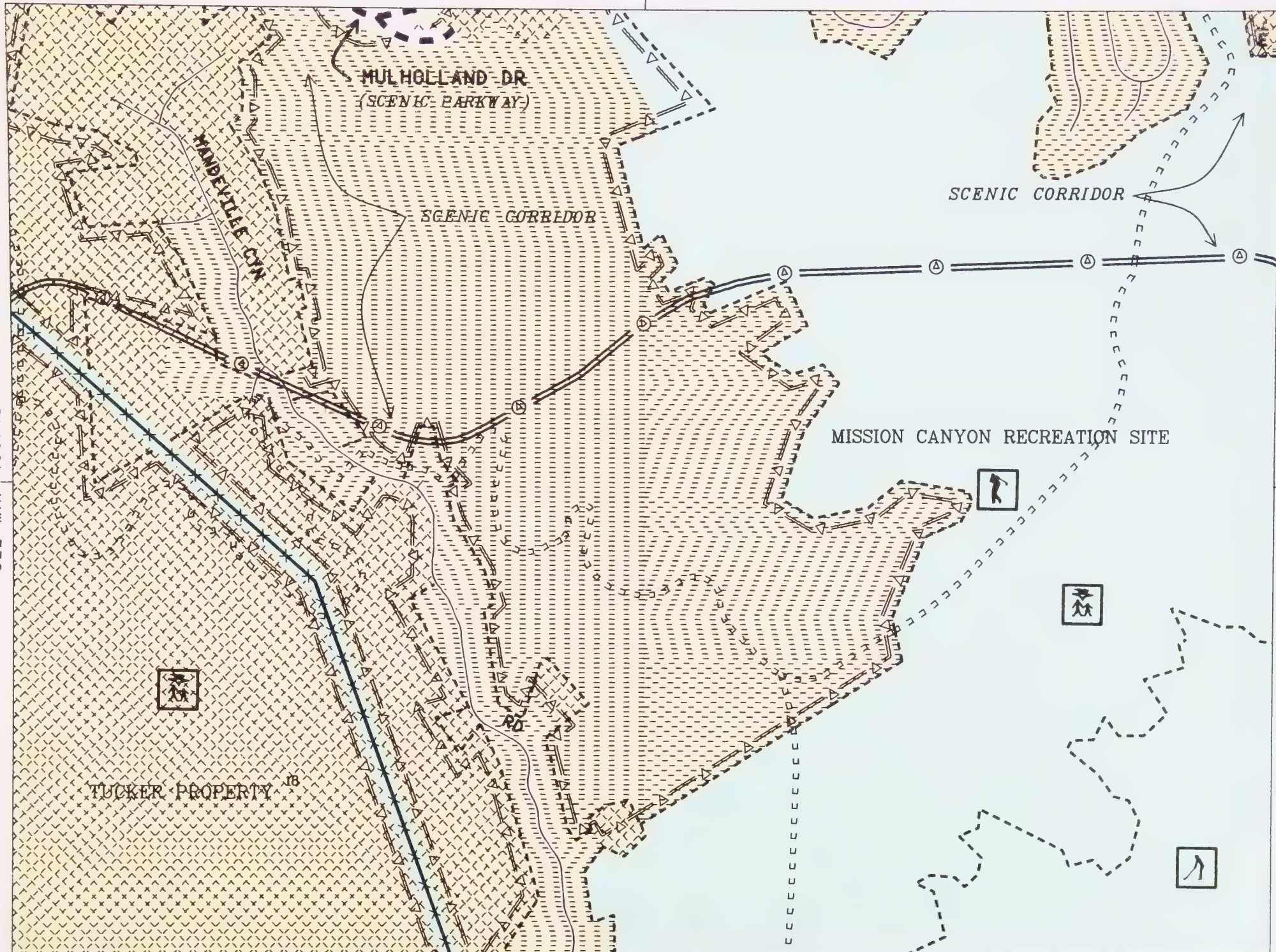
SCENIC
CORRIDOR

SEE MAP 153P117



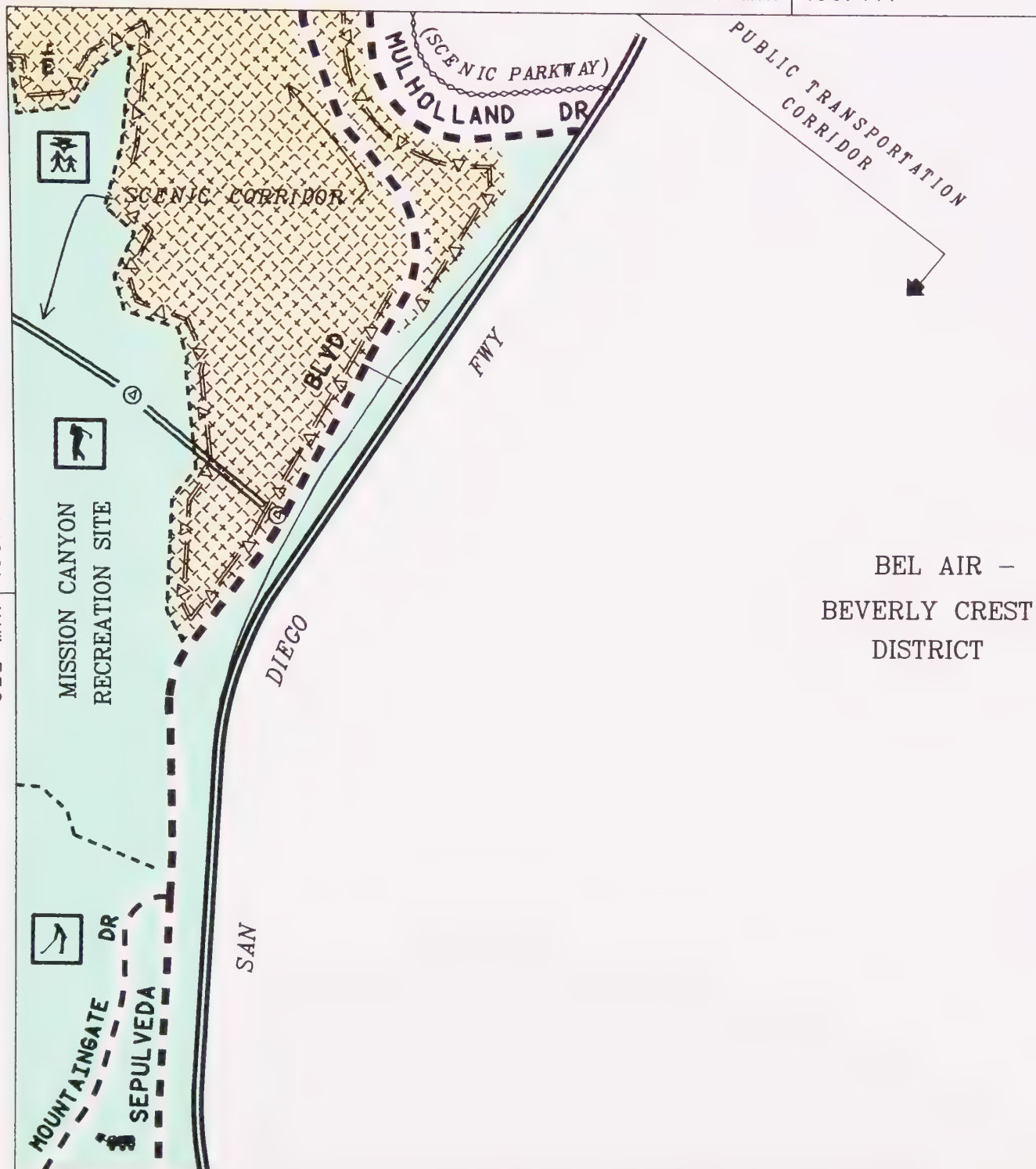


SEE MAP 153P125



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BEL AIR -
BEVERLY CREST
DISTRICT

150-109

SEE MAP 153P109

147P109

150-113

LOS ANGELES
COUNTY



TOPANGA STATE PARK

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147-109

SEE MAP 141P109

5/89 -BP

147-113

LOS ANGELES COUNTY
SANITATION DISTRICT PROPERTY

TOPANGA STATE PARK

RUSTIC CANYON RECREATION SITE

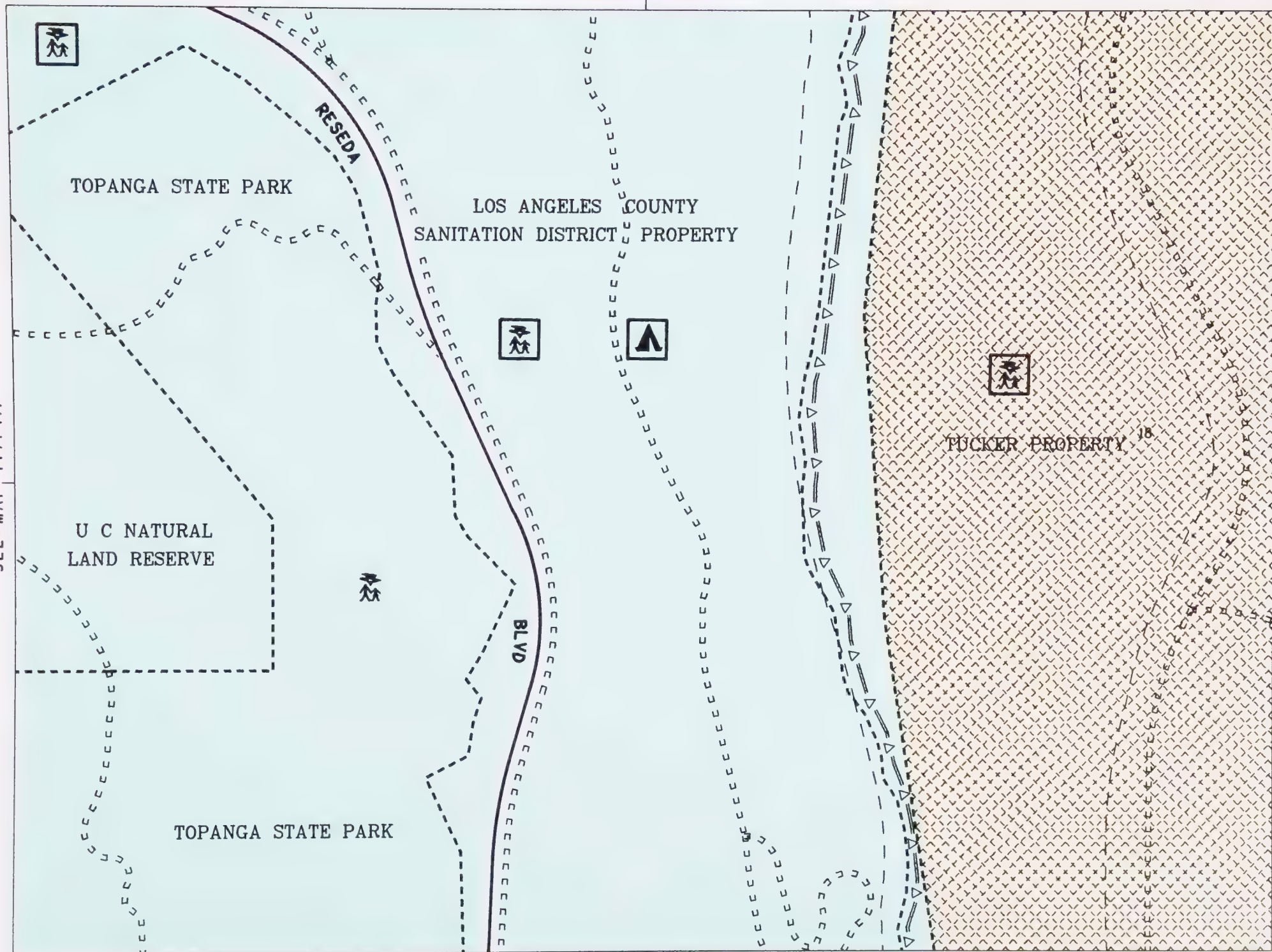
TOPANGA
STATE PARK

U C NATURAL LAND RESERVE

TOPANGA STATE PARK

TOPANGA
STATE PARK

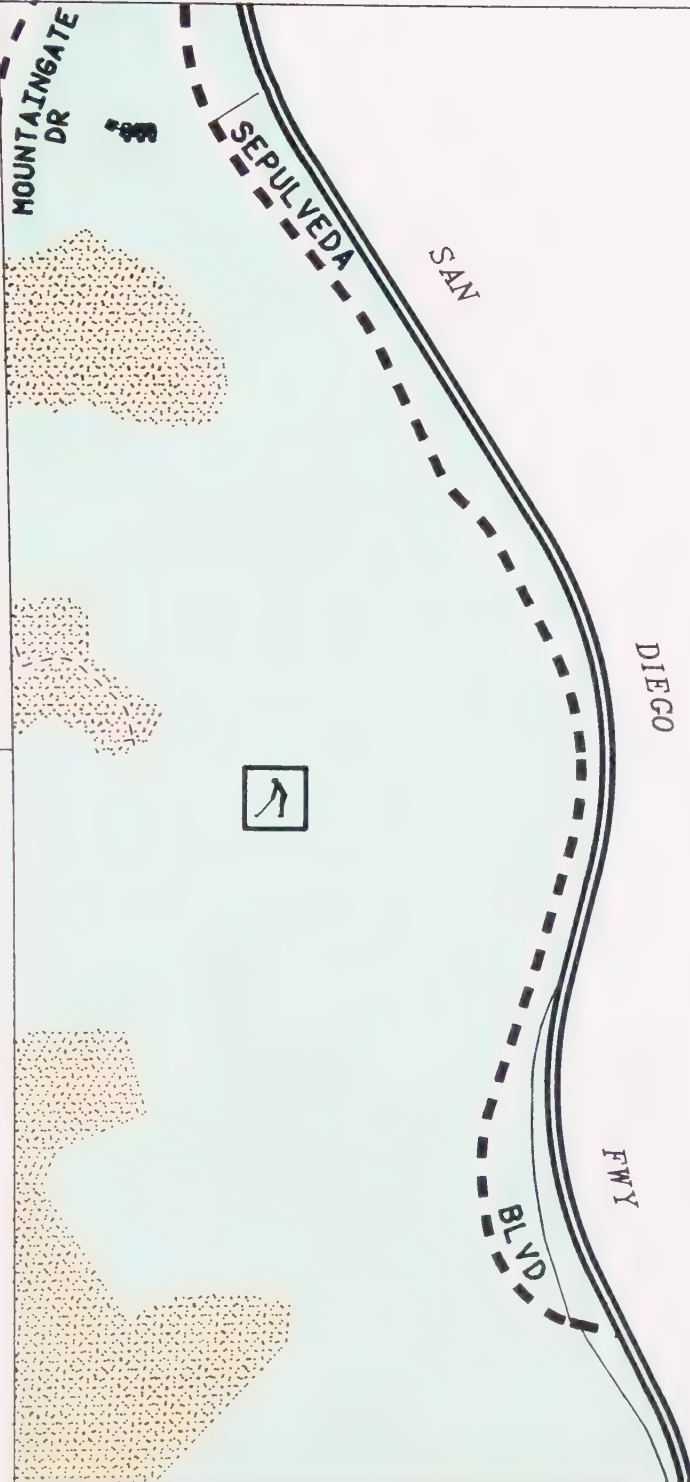
SEE MAP 147P117



SEE MAP 147P133



SEE MAP 147P133



BEL AIR -
BEVERLY CREST
DISTRICT

LOS ANGELES COUNTY

TOPANGA CYN RD



TOPANGA
STATE PARK

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LOS ANGELES COUNTY

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TOPANGA STATE PARK

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SEE MAP 135P109

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141-113

VEREDA DE LA
MONTURA

MICHAEL LN

SEE MAP 141P109

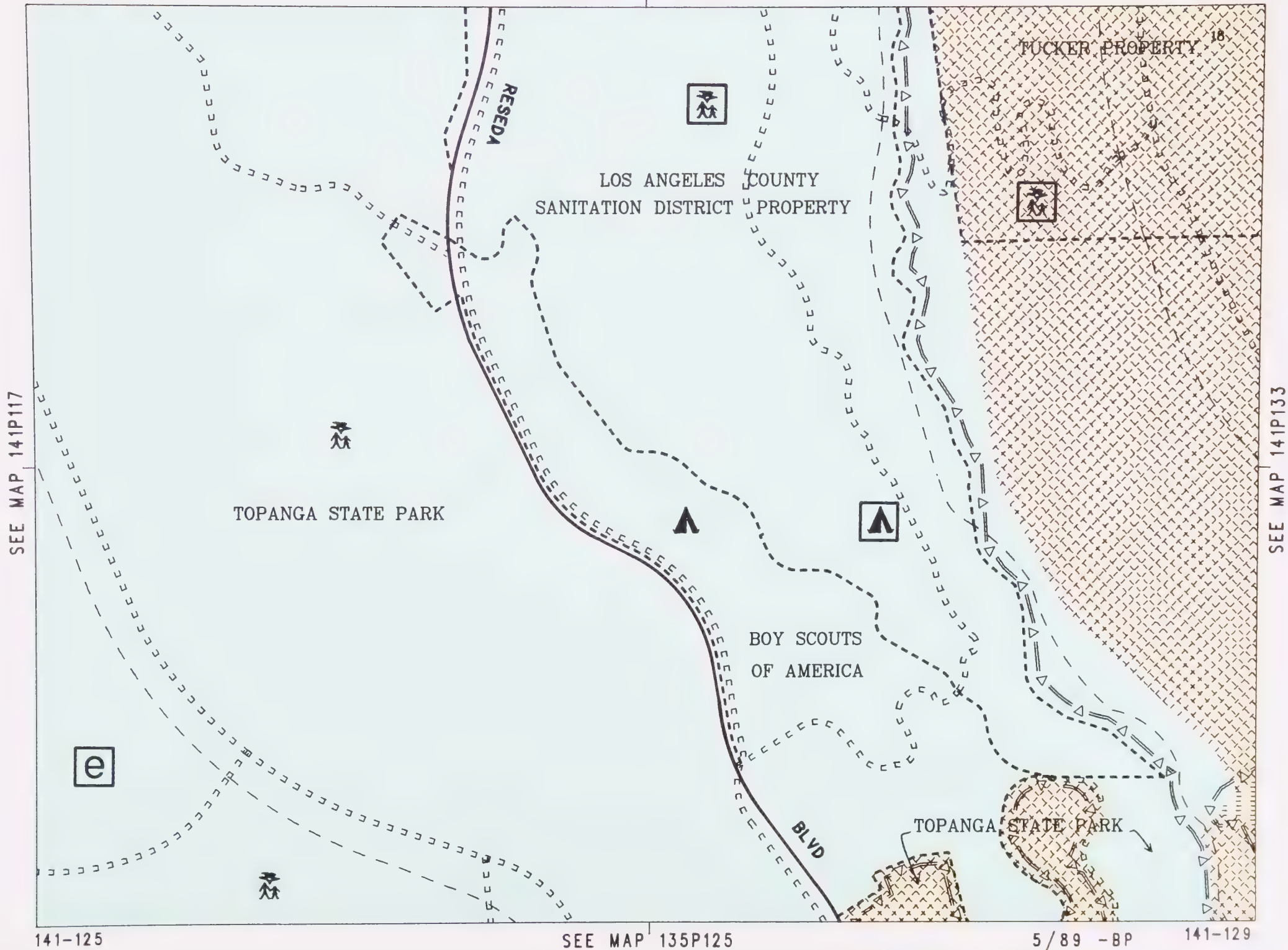
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TOPANGA STATE PARK

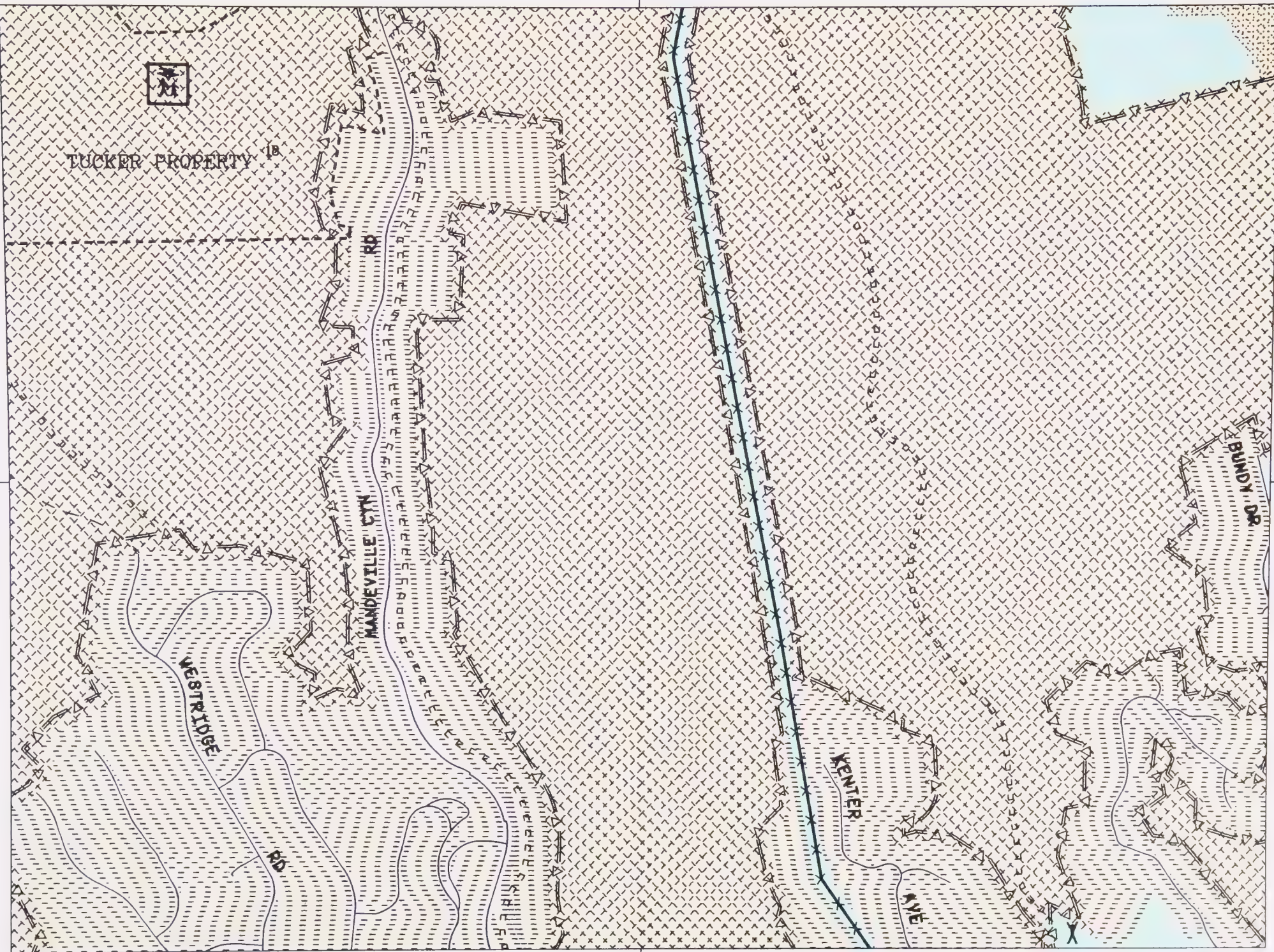
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HEADLANDS PROPERTY

AVENIDA DE LA
HERRADURA
MICHAEL
LN

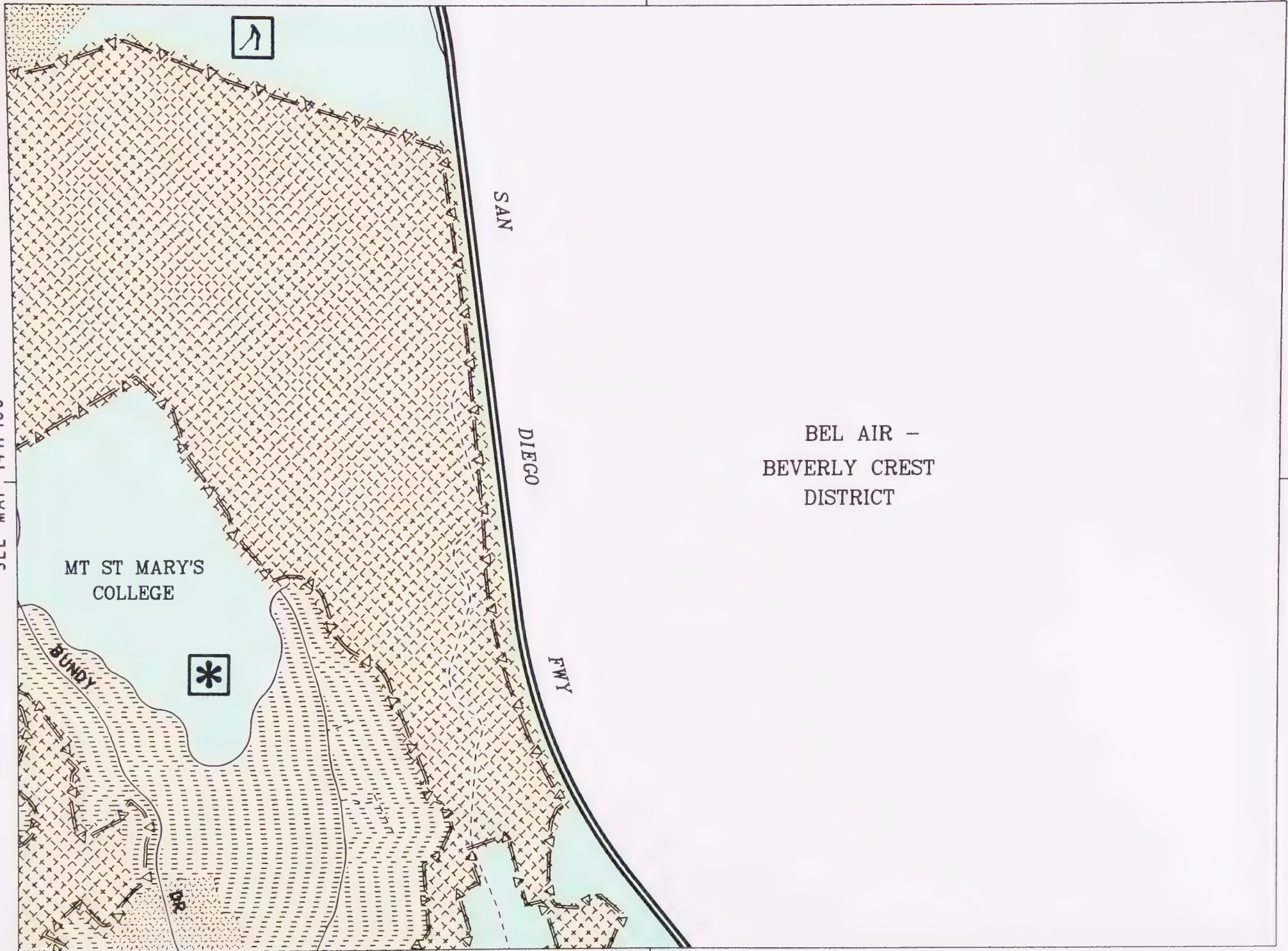


SEE MAP 141P125



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SEE MAP 141P133



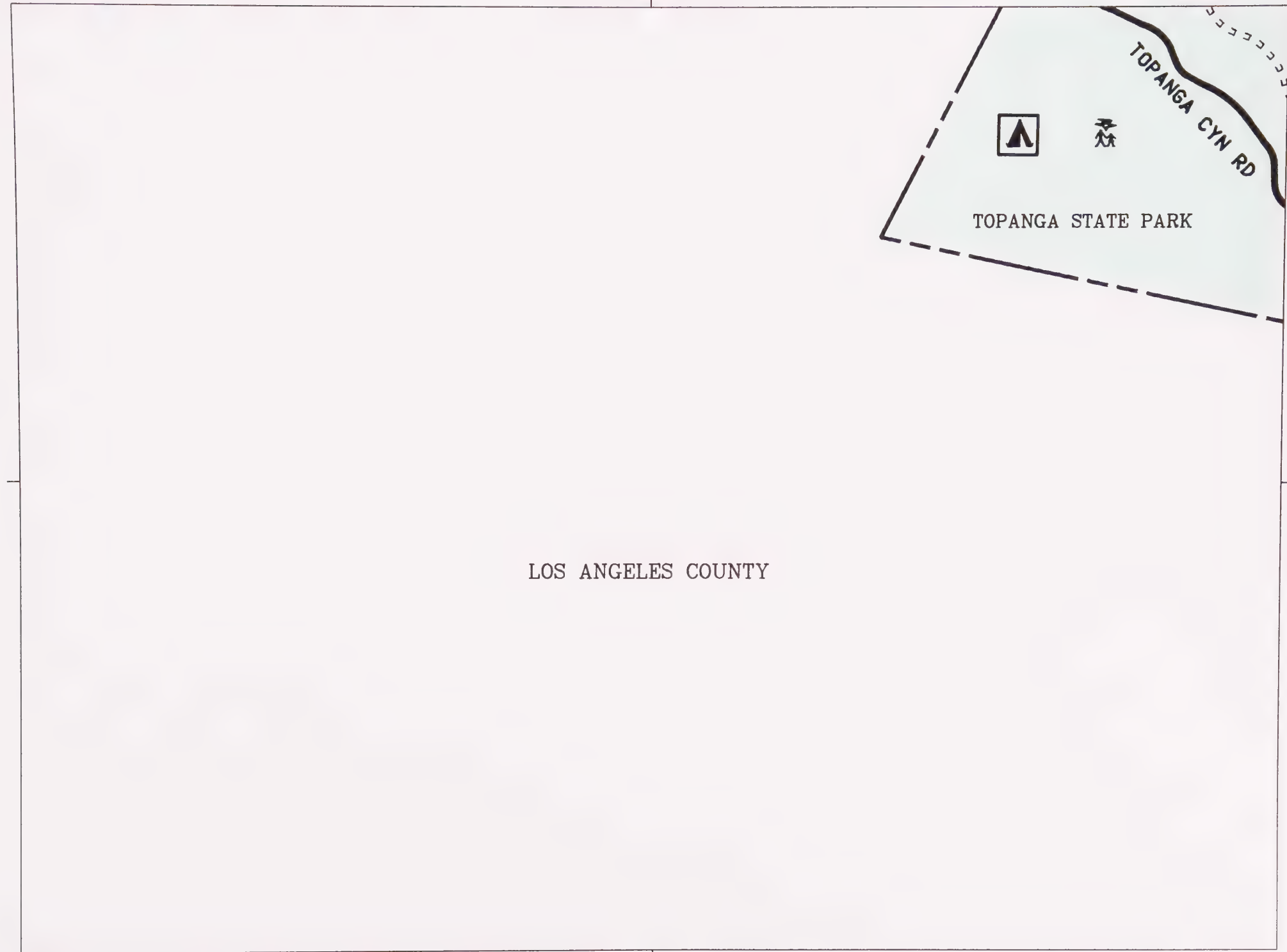
BEL AIR -
BEVERLY CREST
DISTRICT

138-101

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TOPANGA STATE PARK

TOPANGA CYN RD

LOS ANGELES COUNTY

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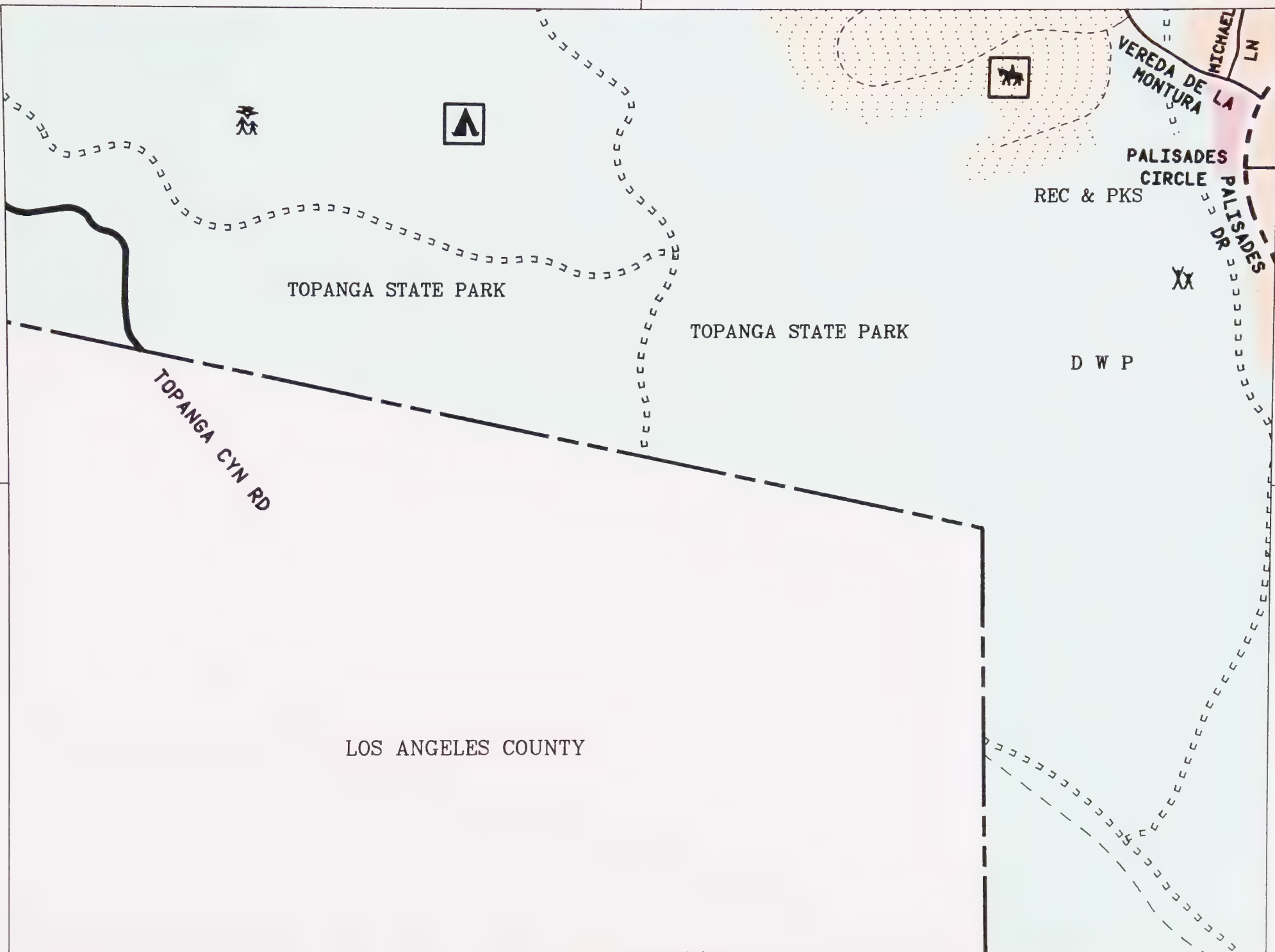
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135P109

138-113

SEE MAP 135P101

SEE MAP 135P117



TOPANGA STATE PARK

TOPANGA STATE PARK

PALISADES
CIRCLE

REC & PKS

DWP

TOPANGA CYN RD

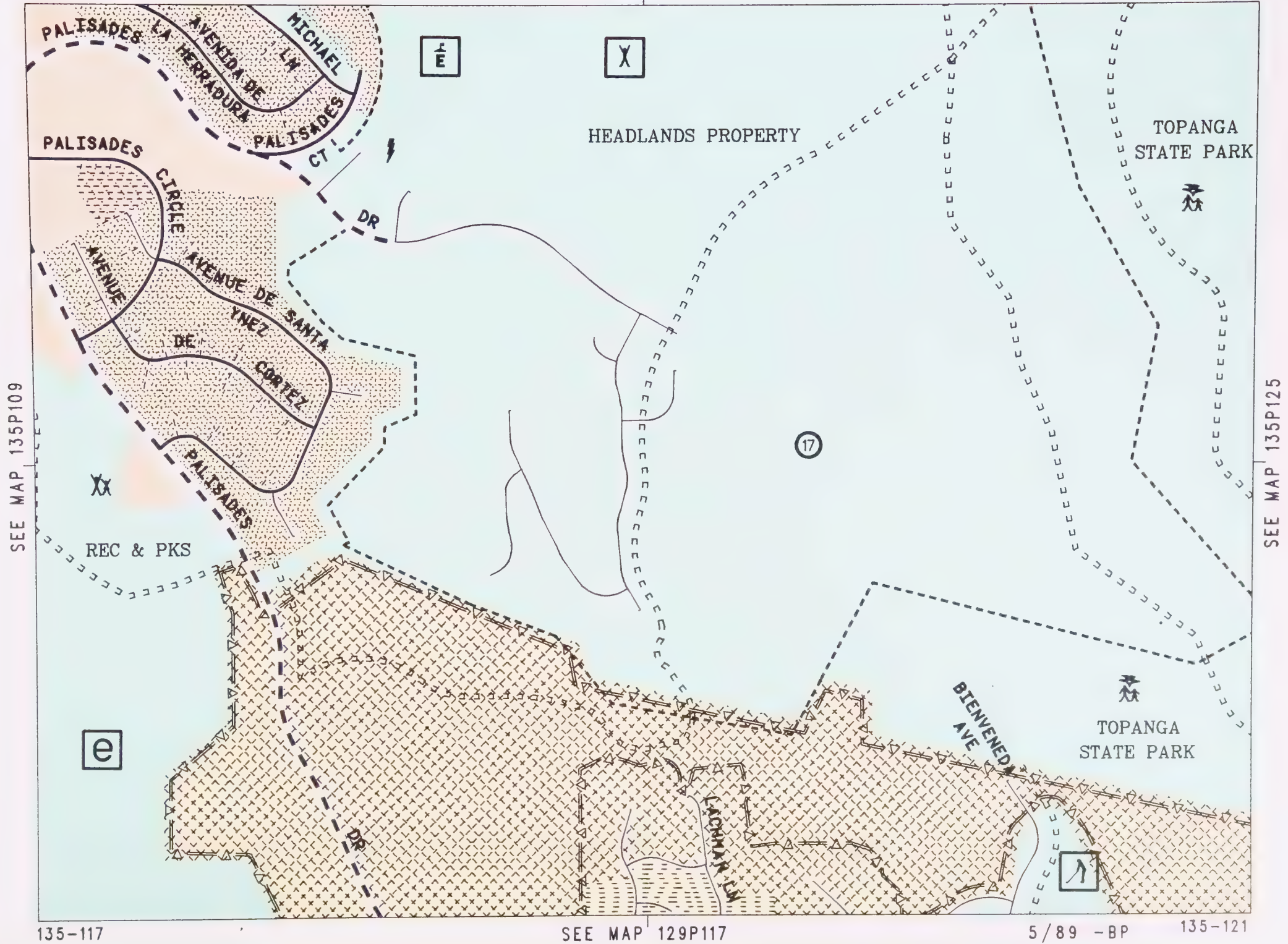
LOS ANGELES COUNTY

135-109

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135-113



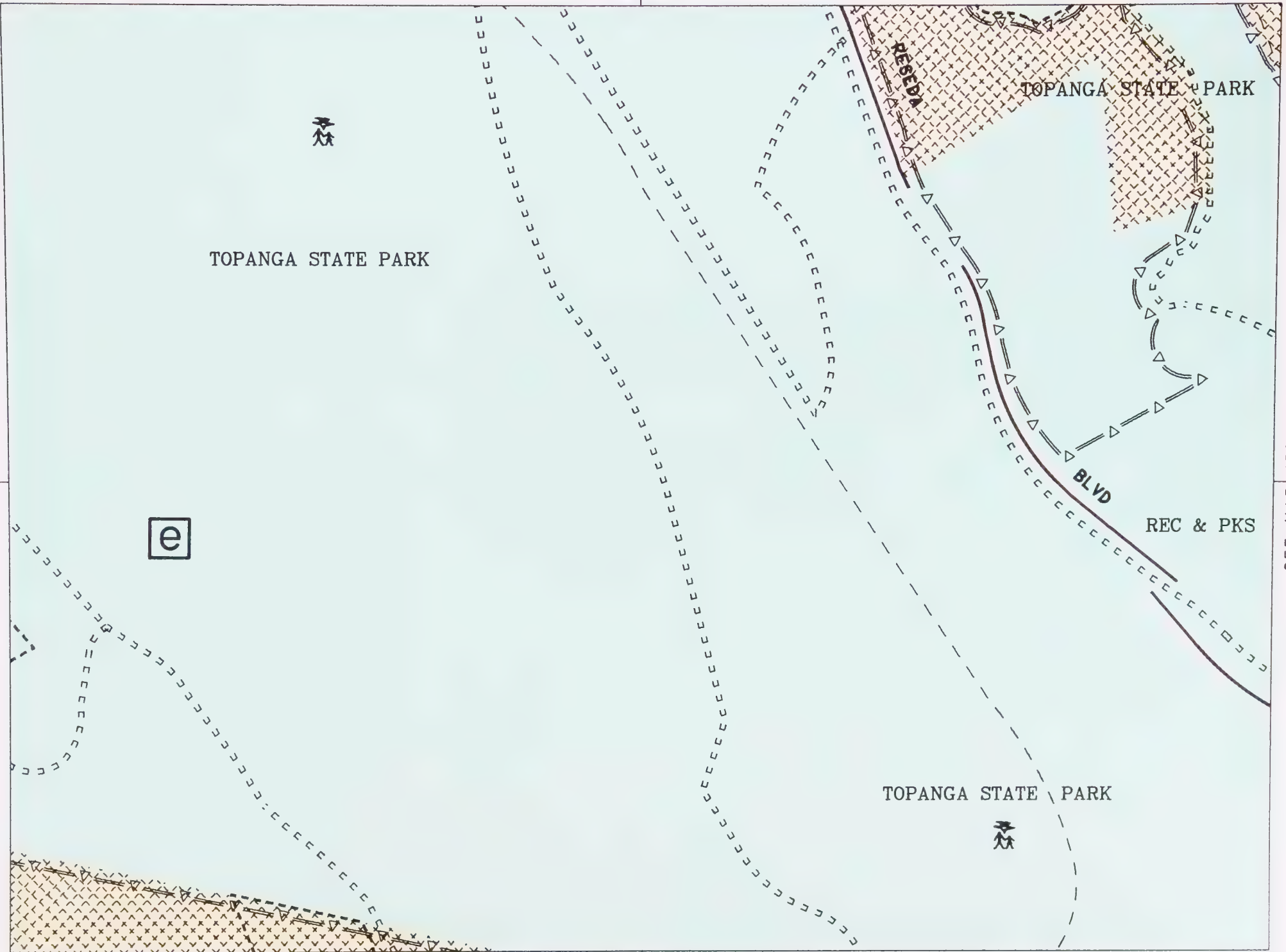
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135-125

SEE MAP 129P125

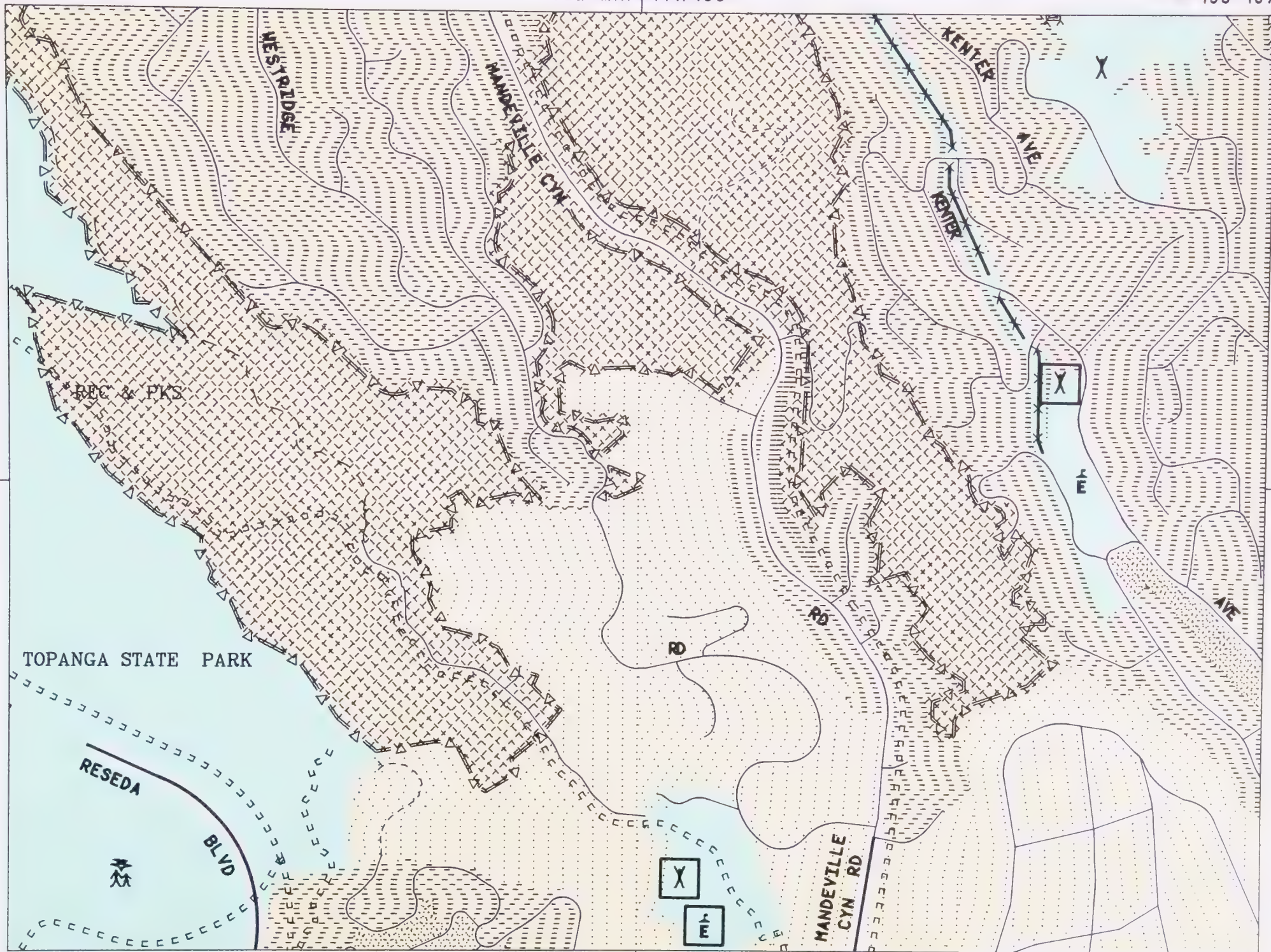
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135-129

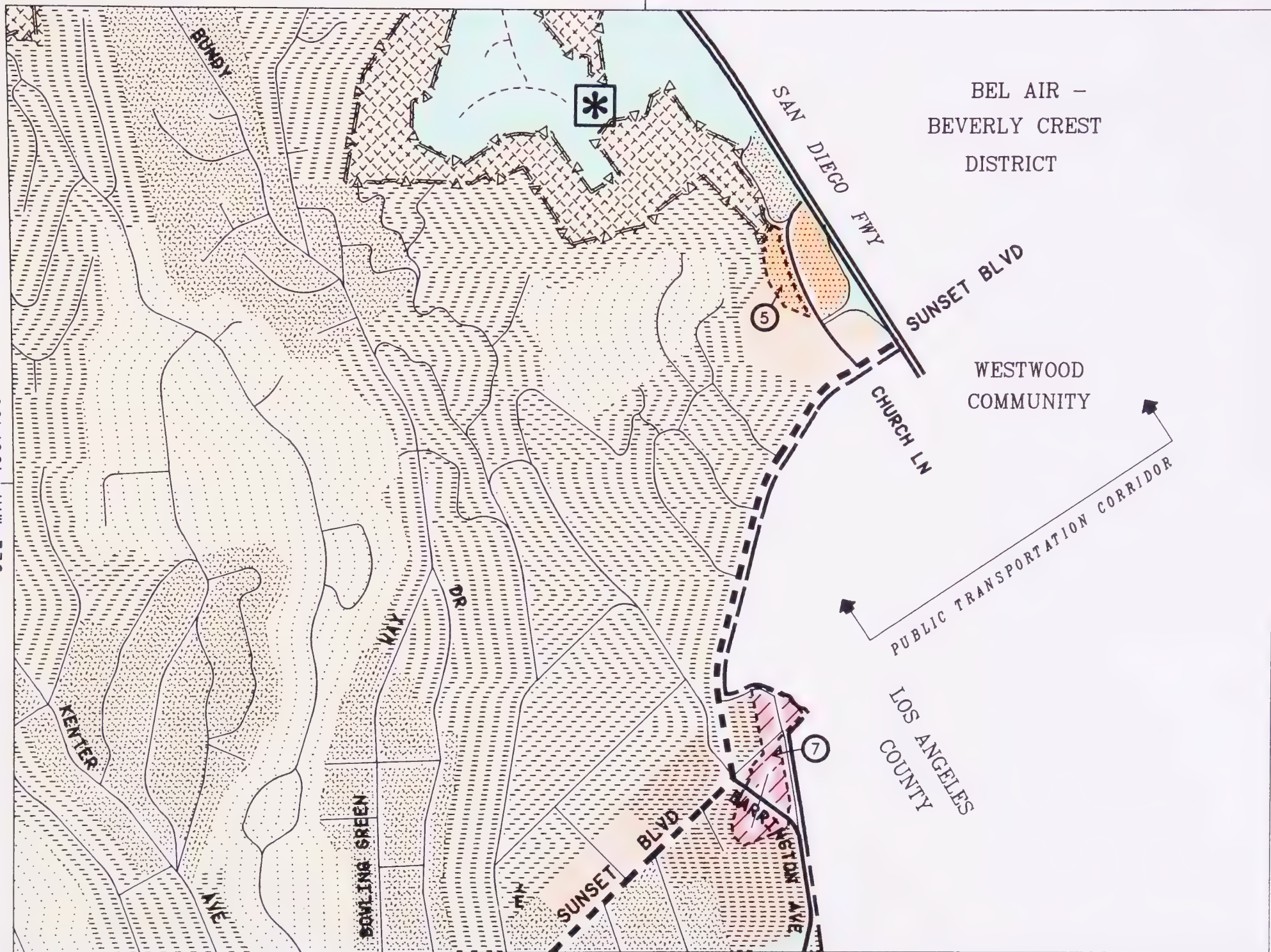
SEE MAP 135P133

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LOS ANGELES COUNTY

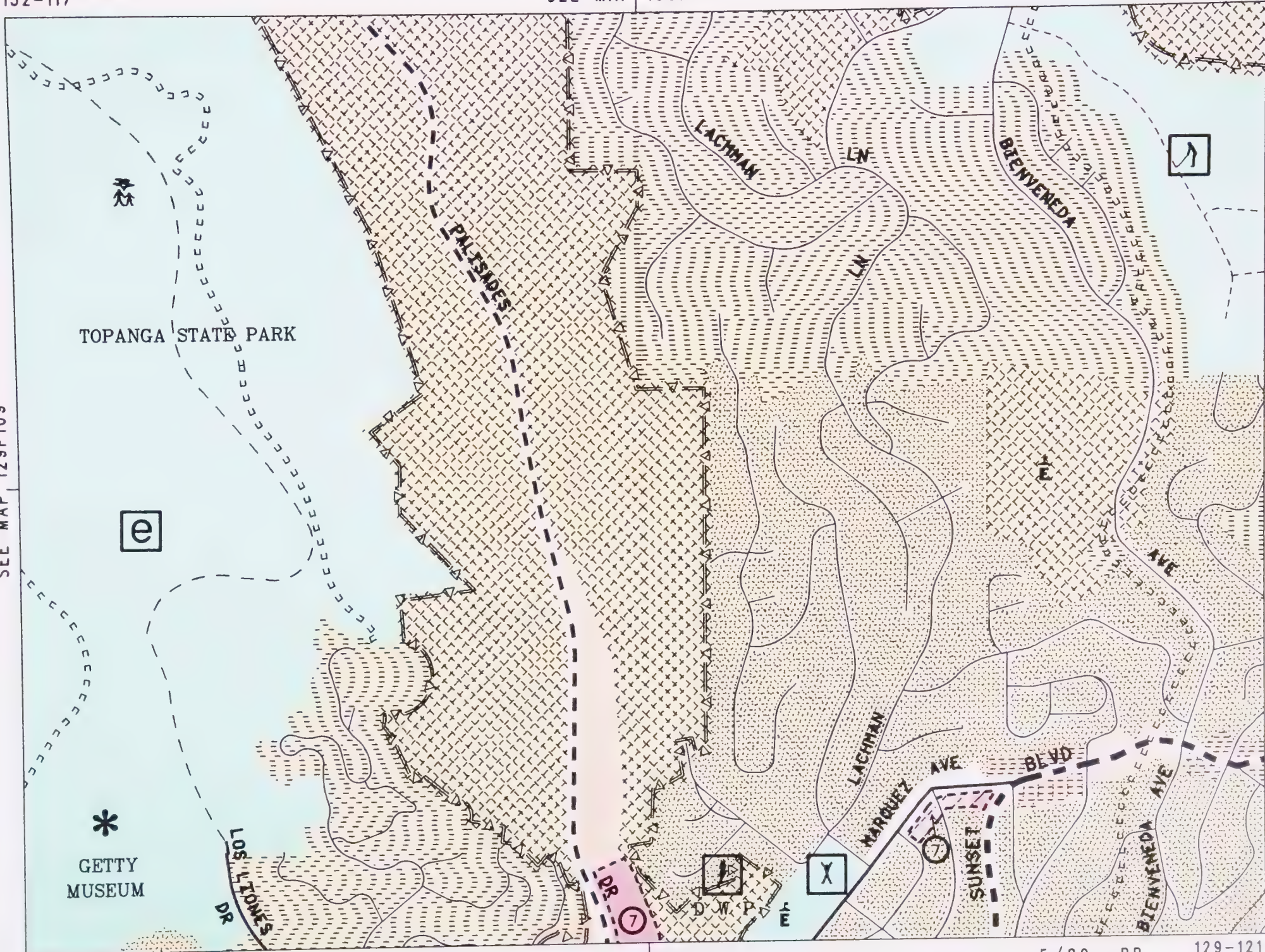
TOPANGA STATE PARK

e

SANDY CAFE DR

SUNVIEW
DR*
GETTY
MUSEUM

SEE MAP 129P109

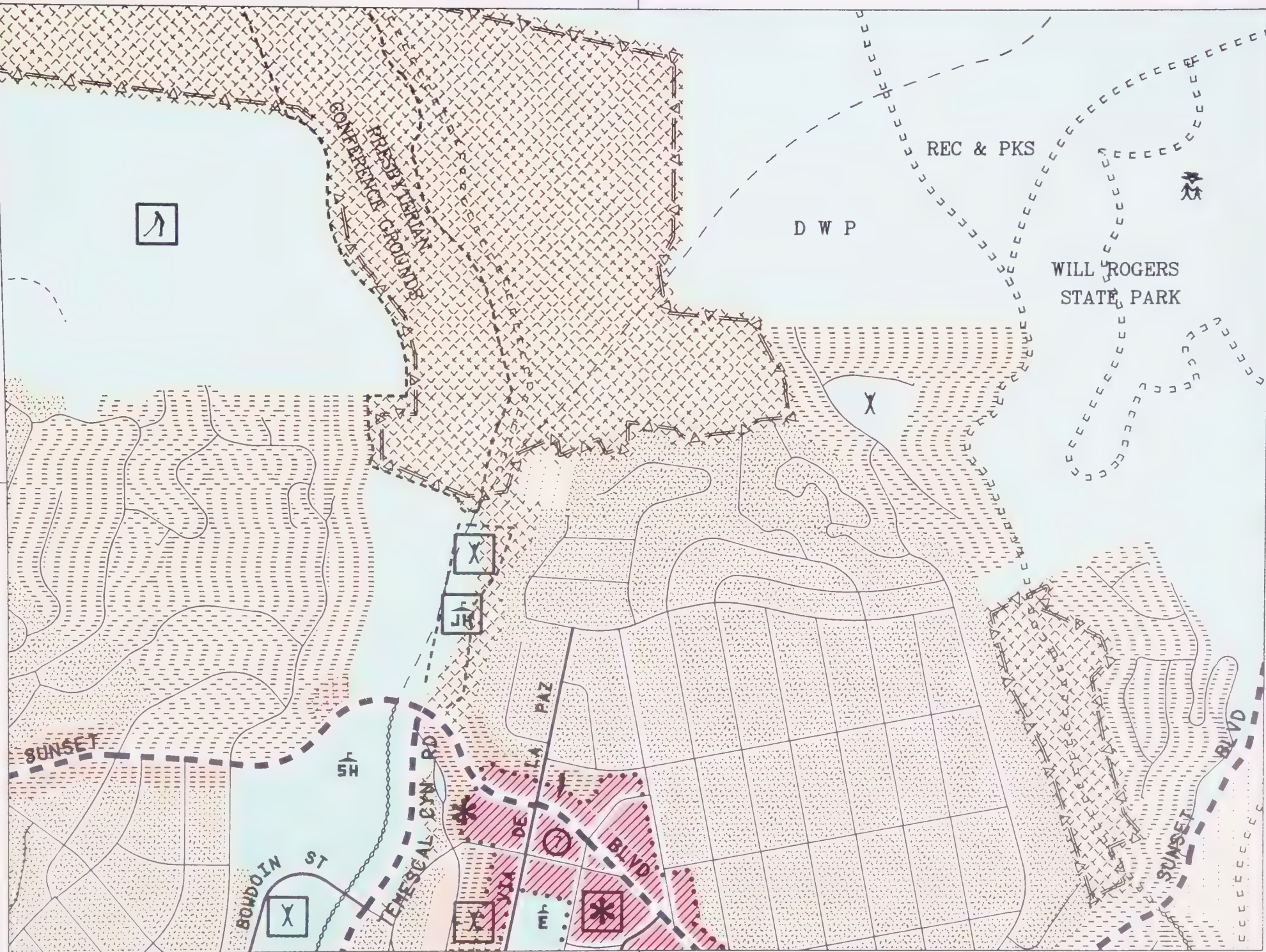


SEE MAP 129P125



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SEE MAP 129P133

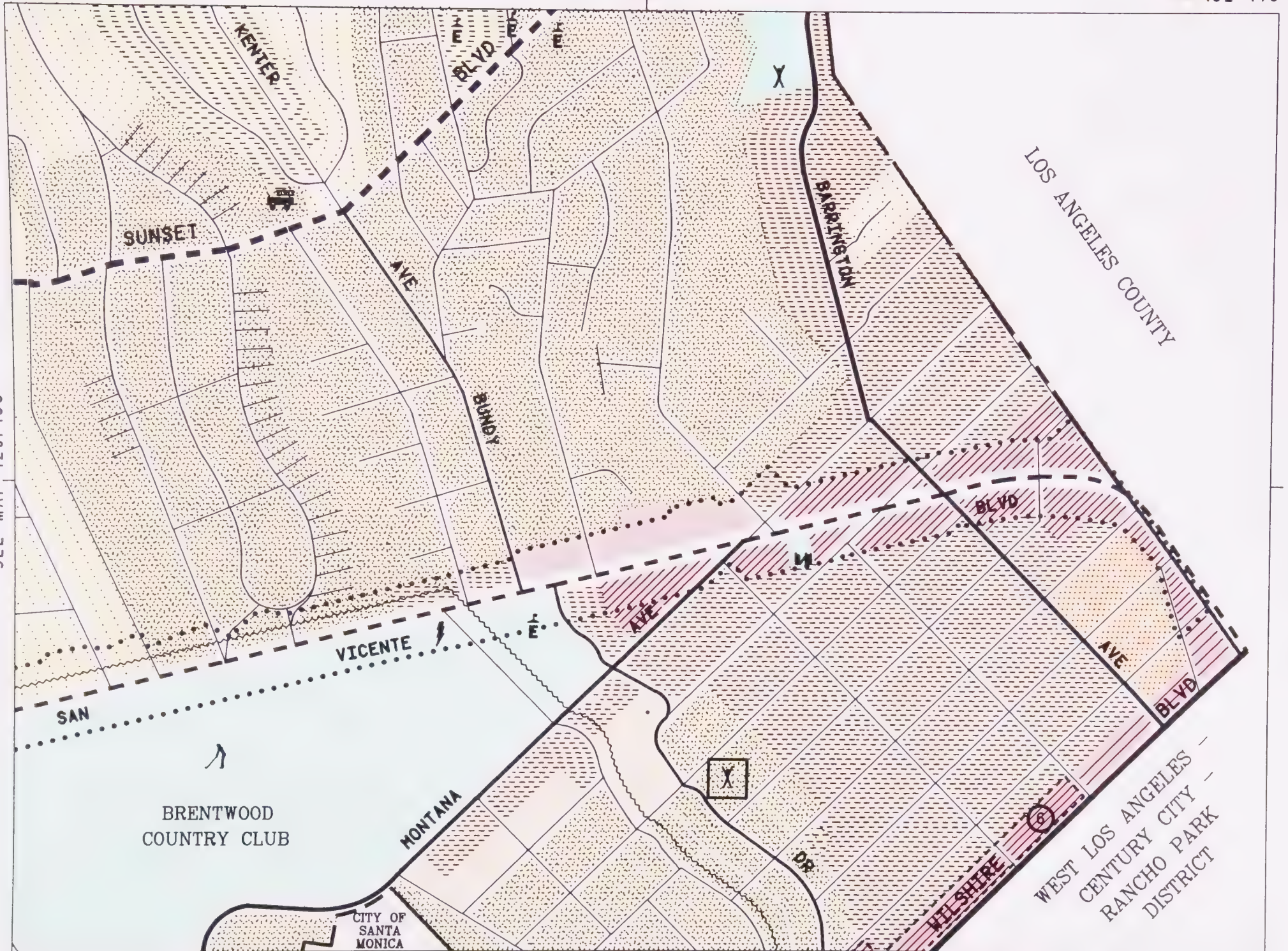


SEE MAP 129P125



SEE MAP 129P141

SEE MAP 129P133



LOS ANGELES COUNTY

PACIFIC COAST HWY

STATE BEACH

GETTY
MUSEUM

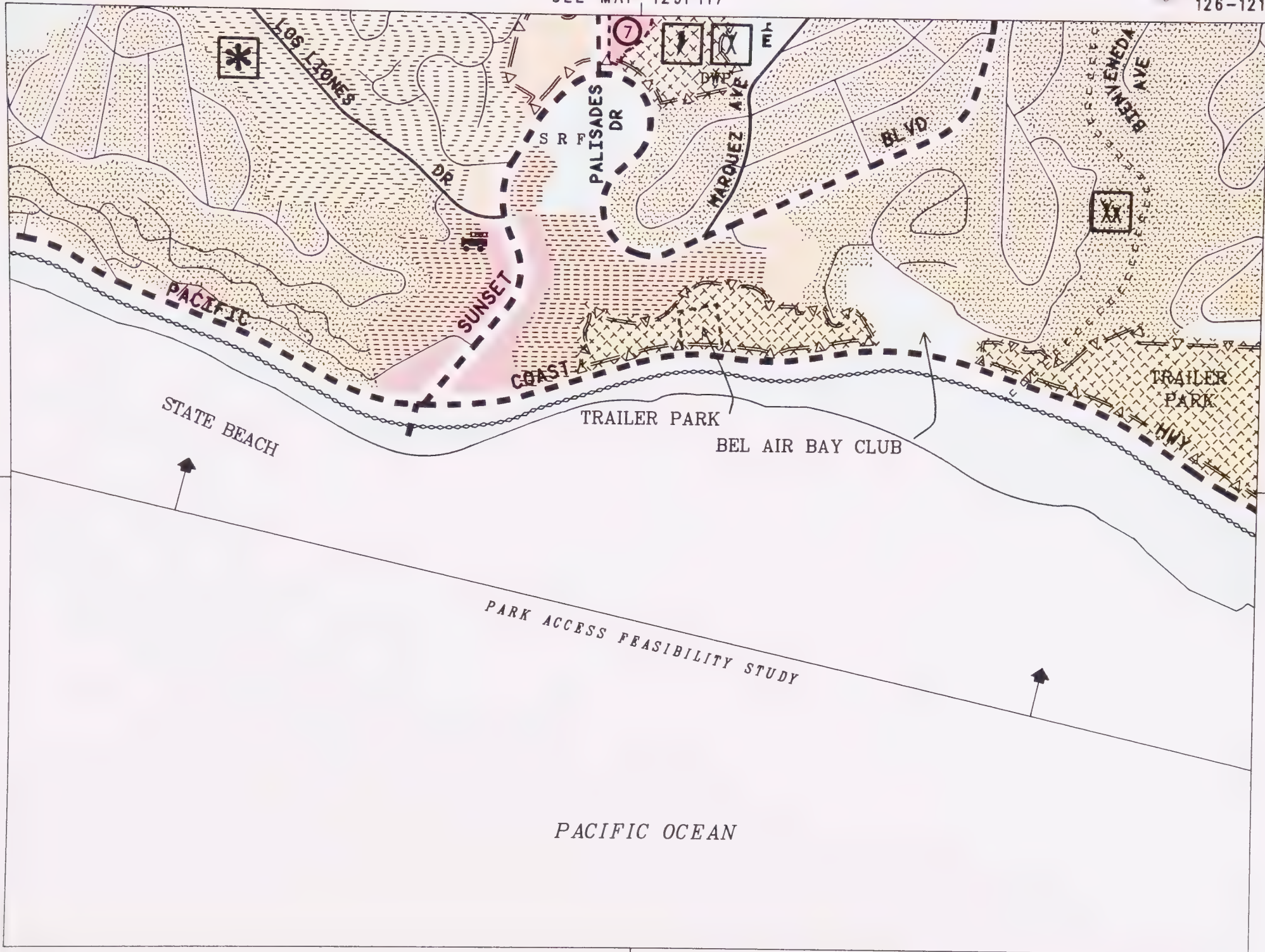
PACIFIC OCEAN

PARK ACCESS
FEASIBILITY STUDY

SEE MAP 123P117

SEE MAP 123P109

SEE MAP 123P125



SEE MAP 123P117



SEE MAP 123P133

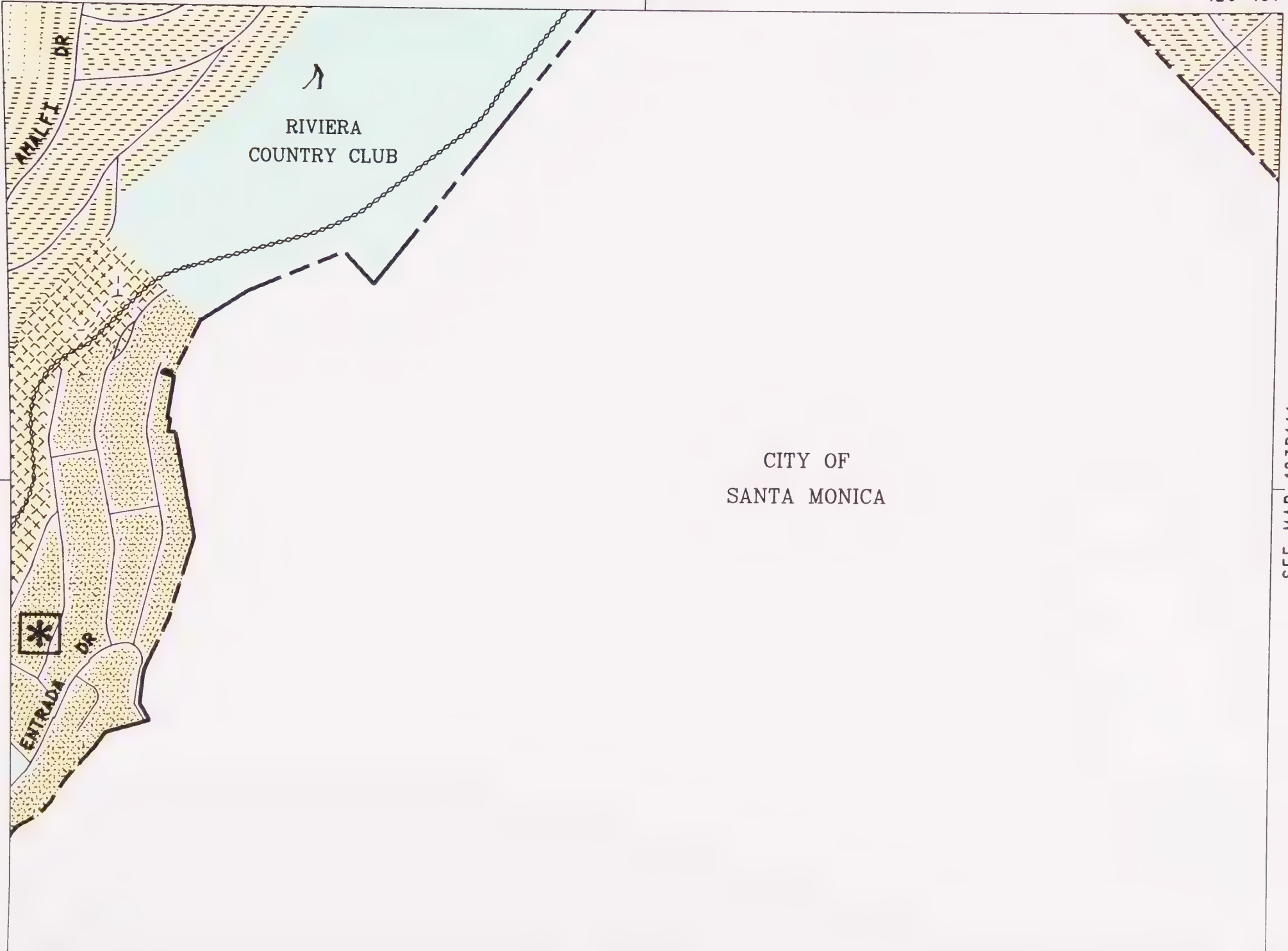
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SEE MAP 123P141

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5/89 -8P

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SEE MAP 123P133

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SEE MAP 123P125

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WEST CHANNEL
RD

STATE BEACH

PACIFIC COAST
HWY

CITY OF
SANTA MONICA

PACIFIC OCEAN

117-125

5/89 -BP

117-129

FOOTNOTES

1. Development of lands located in hillside areas may be limited by the suitability of the geology of the area for development; and the steepness of the natural topography of the various parts of the area. In areas designated for minimum density housing, the dwelling unit density shall not exceed that allowed by the following formula:

D = 50-S / 35

Where: D = The maximum number of dwelling units per gross acre allowable, and
S = The average natural slope of the land in percent.

The density permitted in a subdivision or a planned development project shall be 0.05 dwelling units per gross acre or greater as allowed by the above formula. In general, lands designated as privately owned open space are considered to be in the minimum density residential category. Density transfers shall be allowed in areas designated in the minimum density category as long as the total number of dwelling units indicated in any development is not increased and adequate access is available from two or more directions.

2. Gross acreage includes abutting streets.
3. Open space (OS) is being considered for enactment as part of the City's Planning and Zoning code.
4. These designations include associated parking.
5. Height district No. 1 VL (3 stories or 45 feet) unless otherwise specified on the Plan map.
6. Height district No. 1 L (6 stories or 75 feet).
7. Height district No. 1XL (2 stories or 30 feet).
8. Height district No. 2 (six times buildable area of lot).
9. The cluster concept is appropriate for the 870-acre property known as "Mountaingate" located generally west of Sepulveda Boulevard and south Mulholland Drive. The City Planning Department has concluded that "substantial physical development" has occurred on said property in accordance with the zoning (provided that a total of 870 units is not exceeded) established by Ordinance No. 143,420, therefore the approved (Q) zoning is considered permanent.
10. Open space designations on the Plan Map conform to the definition of "Open Space Land" set forth in Article 10.5 of the State of California Government Code and to the City's Open Space Plan.
11. Desirable Open Space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in this Plan and the Open Space Plan are needed to conserve such characteristics. These lands may be either publicly or privately owned. Conservation of such characteristics is needed to insure the usefulness, safety, welfare and attractiveness of the district.
12. Boxed symbol denotes the general location of a proposed public facility. It does not designate any specific private property for acquisition.
13. Hillside roads may be developed to hillside or lesser standards as indicated by terrain or environmental factors.
14. Local streets, highways, and freeways are shown for reference only.
15. Sunset Boulevard is designated as a major highway, but it is not to be widened for the purpose of increasing capacity during the twenty year life of the Plan.
16. Includes other publicly owned land which contains significant amounts of open space.
17. Deviations in plan land use locations are permissible as long as they conform to the Coastal Commission approval and the overall permitted density (a total of 740 dwelling units, a commercial site and an institutional site for Headland Properties in the land covered by Coastal Permit No. 381-78).
18. The cluster concept is appropriate for 1,518 acres currently owned by Tucker Land located generally at the northerly end and both sides of Mandeville Canyon Road, southerly of Mulholland Drive. A maximum of 750 dwelling units shall be permitted on the Eastridge portion of said property, if all of the concepts embodied in City Case Plan 25632 are met including the conditions and controls imposed by City Council. Density patterns may be adjusted to permit densities on the Eastridge portion consistent with (T)(Q) Zones which have been approved in concept provided that a total of 750 dwelling units is not exceeded (See Map.)

LAND USE

RESIDENTIAL

LOW DENSITY	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
MINIMUM ¹	A1,A2,RE40, OS ³	LOW MEDIUM I	R2,RD5,RD4,RD3
VERY LOW I	RE20,RA	LOW MEDIUM II	RD2,RD1.5
VERY LOW II	RE15,RE11	MEDIUM	R3
LOW	RE9,RS,R1,RD6	HIGH MEDIUM	R4

COMMERCIAL⁴

LIMITED	C1,C1.5,P
HIGHWAY ORIENTED	C1,C1.5,C2,P
NEIGHBORHOOD	CR,C1,C1.5,C2,P
COMMUNITY	CR,C1.5,C4,C2,P,PB ⁵
REGIONAL CENTER	C4,C2,P,PB ^{6,9}

OPEN SPACE,PUBLIC/
QUASI-PUBLIC

OPEN SPACE ^{3,10,11,16}

NOTES:

Proposed¹²

CIRCULATION¹³

	Freeway ¹⁴
	Major Highway ¹⁵
	Secondary Highway ¹³
	Collector Street ¹³
	Local Street ^{13,14}
	Private Street
	Scenic Corridor
	Bicycle & Hiking Trail
	Equestrian & Hiking Trail
	Hiking, Bicycle, & Equestrian Trail
	Scenic Major Road
	Scenic Secondary Road
	Scenic Park Road

ADMINISTRATIVE
BOUNDARY

	City/County Boundary
	Community Boundary

SPECIAL BOUNDARY

	Coastline
	Transmission Line
	Desirable Open Space ¹⁸
	Site Boundary
	Specific Plan

SERVICE SYSTEMS¹²

SCHOOL SITES

	Elementary School
	Junior High School
	Senior High School
	Private Schools

RECREATIONAL SITES

	Neighborhood
	Community
	Regional or Specialized
	Golf Course - Public
	Golf Course - Private
	Camp Grounds
	Equestrian Center
	Scenic View Site

OTHER FACILITIES

	Fire Station
	Community Library
	Power Distribution Station
	Refuse Collection
	Cultural or Historical Site
	Helistop
	Water Tank
	Important Ecological Area



SUMMARY OF LAND USE

LAND USE	Density	Dwelling Units ² Per Gross Acre	Corresponding Zones		
Residential	Minimum ¹	.5+ to 1	A1, A2, RE40, OS ³	Single Family Residential	
	Very Low I	1+ to 2	RE20, RA	Total Acres	9, 366
	Very Low II	2+ to 3	RE15, RE11	% of Total Area	39.5
	Low I	3+ to 7	RE9, RS, R1, RD6	Dwelling Unit Capacity	13, 234
	Low Medium I	7+ to 12	R2, RD5, RD4, RD3	Population Capacity	48, 400
	Low Medium II	12+ to 24	RD2, RD1.5		
	Medium	24+ to 40	R3		
	High Medium	40+ to 60	R4		
				Multiple Family Residential	
				Total Acres	446
				% of Total Area	1.88
				Dwelling Unit Capacity	10, 105
				Population Capacity	22, 900
Commercial ⁴					
	Limited		C1, C1.5,P	Acres	16
				% of Total Area	0.06
				Acres	26.7
	Highway Oriented		C1, C1.5, C2, P	% of Total Area	0.11
				Acres	42.4
	Neighborhood		CR, C1, C1.5, C2,P	% of Total Area	0.18
				Acres	72.9
	Community		CR,C1.5,C4,C2,P,PB ⁸	% of Total Area	0.30
				Acres	8
Open Space ^{3, 10, 11,16}	Regional		C4, C2, P, PB ^{8,9}	% of Total Area	0.03
	(recreation, environmental,protection, or public school site, etc.)				
	Desirable Open Space ¹¹				
				Total Open Space	
				Acres	13, 721
				% of Total Area	57.9
				TOTAL ACRES	23,699*

*The change in total acreage reflects:

1. The correction of a measuring error which omitted 13.7 acres in the Other Public Land use designation of the original plan, and
2. The detachment of 53.3 acres to the City of Santa Monica

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN

A portion of the Brentwood-Pacific Palisades Community Plan

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2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN
Ordinance No. 153,639
Effective May 31, 1980

Amended by Ordinance No. 161,766
Effective December 26, 1986

SUMMARY OF PROVISIONS

Purposes

The purposes of the Specific Plan are to maintain neighborhood retail and personal service uses at ground floor level; to promote pedestrian scale and pedestrian amenities; and to preserve and enhance the ambiance of San Vicente Boulevard.

Uses

- o All uses permitted in the C4 and C1.5 Zones, with exceptions.
- o No more than 7 restaurants with a ground floor area exceeding 3,000 square feet shall be permitted on any block.
- o At least 80% of the Ground Floor Frontage on lots located on streets specified in Subsection D4 shall contain:
 - 1. Retail sales
 - 2. Personal services
 - 3. Restaurants and bars
 - 4. Signs
 - 5. Parks and plazas
 - 6. Driveways for supermarkets exceeding 10,000 square feet when no other access for parking exists
 - 7. Pedestrian entrances not exceeding 15 feet in width or 15% of linear frontage, whichever is greater
 - 8. Schools
 - 9. Libraries
- o 20% or 20 linear feet of lots located on streets specified in Subsection P may contain uses not listed in Subsection D1, but they may not be located within 25 feet of the corner for any parcel with two street frontages.
- o Pedestrian Entrances wider than 15 feet or 15% of the linear frontage of a structure shall be considered a part of the 20% of frontage permitted for uses not listed in Subsection D1.

Signs

- o The following signs shall be prohibited:
 - 1. Billboards
 - 2. Roof Signs

- 3. Flashing and blinking signs, except those with time, temperature and news in 3/4 of the sign area.
- 4. Banner signs, except for local events.

o Number of Signs Permitted

- 1. One Business Identification Sign per Premise with an additional sign permitted for Premises which abut more than one street, or one or more streets and an alley, exit court or public parking area.
- 2. One Projecting Sign on any Premise.
- 3. One Freestanding Sign per Premise which does not have a Projecting Sign, with two signs permitted for Shopping Centers and grocery stores with 10,000 or more square feet.
- 4. One Building Identification Sign per building placed on a wall abutting a secondary highway with an additional sign permitted for buildings exceeding 6 stories.

o Sign Area

- 1. Two square feet for each lineal foot of premise, up to 100 square feet for Business Identification Signs.
- 2. 40 square feet maximum for Building Identification Signs on buildings less than 6 stories in height.
- 3. Window or door signs shall not exceed 25% of the area of the window or door.
- 4. The two Freestanding Signs permitted for Shopping Centers shall not exceed a total of 50 square feet each.
- 5. The Freestanding Signs permitted for grocery stores shall not exceed 125 feet in sign area.

o Sign Projection

- 1. 30 inches from the wall for Projecting Signs.
- 2. 18 inches from the building face for Wall Signs.

o Sign Height

- 1. 20 feet above a Public Accessway for Wall Signs.
- 2. 45 feet above grade for Building Identification Signs on buildings less than 6 stories in height.
- 3. 9 inches for letters, numbers and symbols affixed to awning signs.

o Temporary Signs

- o The filing fee shall be that specified in Section 19.01 of the Municipal Code.
- o The Design Review Board shall propose and the Planning Commission shall adopt specific design guidelines.
- o The application for review shall contain a site plan, landscape plan, floor plan, elevations, sign plan and samples of exterior building materials.
- o Procedure
 1. Applications shall be referred to the Board within five working days of acceptance of the application as complete.
 2. The Board shall review the project and submit its findings to the Director of Planning within 10 working days of receiving the referral. The criteria for making a recommendation are:
 - a. Project shall conform to the Specific Plan.
 - b. Design motif shall apply to all externally visible elevations.
 - c. Color and materials shall be reasonably consistent with structures in the area.
 - d. Buildings shall be designed to not cast objectionable shadows on adjoining structures.
 - e. All open areas shall be landscaped to buffer commercial structures from residential ones.
 3. The Director of Planning shall approve, disapprove or approve the project with modifications within 10 working days of receipt of the Design Review Board's recommendations.
 4. The applicant, Councilmembers, Mayor, owners of property within 1,000 feet of the Plan area or other interested persons affected by the Director's determination may appeal the Director's determination to the Planning Commission and thereafter to the City Council. Such appeals must be made within 15 days of the mailing of the Director's determination or as prescribed by Section 17.06 of the LAMC from the mailing of the Commission's determination.

SNVC1235(7/12/94)

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN
Ordinance No. 153,639
Effective May 31, 1980

Amended by Ordinance No. 161,766
Effective December 26, 1986

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SNVI1235(6/29/94)

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN**Ordinance No. 153,639****Effective May 31, 1980****Amended by Ordinance No. 161,766****Effective December 26, 1986****ANNOTATED TABLE OF CONTENTS**

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Purposes	The purposes of the Specific Plan are to maintain neighborhood retail and personal service uses at ground floor level; promote pedestrian scale and amenities; and preserve and enhance the ambiance of San Vicente Boulevard.	1		A building may have four stories but shall not exceed 48 feet.	14B
Relationship to Other Provisions of the Municipal Code	Regulations are in addition to provisions of the Code	2	Setbacks	Sidewalk grade: setback requirement based on amount of open space required: - One story - five times non-financially oriented use parcel frontage - Greater than one story - five times parcel frontage	8A
Definitions	Definitions include terms Ground Floor Frontage, Scenic Corridor and various types of signs.	3		Upper story: setback requirement based on amount of open space required: - Two story - 5 times parcel frontage - Three and four story - 10 times frontage	8B
Establishment of Specific Plan	Specific Plan area is as shown in Specific Plan Map.	4	Parking	Amount based on use Properties with parking lease	12A1-5 12B
Permitted Land Use	All uses permitted in C4 and C1.5 Zones except those uses prohibited and limited herein.	5A,C 5B		Parking building design requirements	12D, 12E, 12A
Prohibited Land Use	Discotheques; gunsmith stores; gun clubs; baths, Turkish and the like; helicopter landings	5A	Bicycle Racks	May be part of open space	9B1(d)
	Erection and maintenance of signs shall conform with the Specific Plan.	6A	Open Space	As related to setback - refer to setback.	
Limited Land Use	Number of restaurants and bars.	5C		Open spaces shall contain one or more of the following: plaza, seating, landscaping, bicycle racks, outdoor cafe, tables for outdoor eating, similar uses.	9B1
Ground Floor Frontage Use	Eighty percent of frontage on specified streets shall contain specified uses.	5D		Shall be maintained.	9C
Height	Parking structures shall not exceed 45 feet.	12C	Walkways (Side-walks)	Open space for corner lots may be reduced up to 50%. Landscape 3 feet between sidewalk and parking or service station areas As related to open space - refer to setback.	8C 7F
				On San Vicente Blvd - Shall be at least 12 feet in width and 10 feet unobstructed.	9A1
				On other than San Vicente Blvd. - Shall be at least 10 feet in width and may include landscaped parkway.	9A2

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
	Shall be maintained.	9C
	Newsracks not permitted on sidewalk.	
Land- scape	Existing Coral Trees shall be preserved and maintained.	7A
	No alteration of median strip without public notice and hearing.	7B
	Shade-producing street trees at least one per 30 feet of lot frontage. Min. size shall be 10 feet in height and 2 inches in caliper.	7C
	South side of San Vicente Boulevard between Bundy Drive and Gretna Green Way shall be planted with street trees.	7D
	Open surface parking landscape	7E
	Gasoline station landscape - 3 feet wide	7F
	Landscape design standards	7G1-9
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	Authority for Design Review Board to review landscape modifications	7C3
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SNVI1235(7/15/94)

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN
Ordinance No. 153,639
Effective May 31, 1980

Amended by Ordinance No. 161,766
Effective December 26, 1986

WHEREAS the San Vicente Scenic Corridor Specific Plan was created by Ordinance No. 153,639 and has been in effect since May 31, 1980; and

WHEREAS implementation of the ordinance has helped to preserve and enhance the ambiance and scale of the Corridor as intended by the City Council; and

WHEREAS the Corridor has traditionally served the Brentwood community by providing needed personal services and retail sales; and

WHEREAS recent development projects have replaced such retail sales and personal service uses with commercial office buildings which lack pedestrian scale and pedestrian amenities; and

WHEREAS such a trend threatens the survival of the Corridor as a pedestrian-scaled neighborhood and community-oriented commercial area; and

WHEREAS it is deemed to be vital to the Corridor to limit such a trend and place reasonable controls on uses, building design and amenities permitted in the future development of the Corridor; and

WHEREAS development along the boulevard should preserve, protect and encourage retail shops and personal services and grocery stores on the ground floor of buildings for the benefit of the local community; and

WHEREAS a specific plan should regulate commercial uses and eliminate undesirable uses for the benefit of the local community; and

WHEREAS development should encourage the use of San Vicente Boulevard over extended hours by the local community; and

WHEREAS development should enhance the beauty of the Scenic Corridor; and

WHEREAS development on San Vicente Boulevard should be encouraged to be compatible with the surrounding residential neighborhood; and

WHEREAS the owners of commercial and parking properties along San Vicente Boulevard should be encouraged to provide open space, landscaping and pedestrian orientation; and

WHEREAS more adequate parking should be provided;

NOW THEREFORE:

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1 - PURPOSES

This Scenic Corridor Specific Plan is hereby established to implement expressed policies mandated by the Scenic Highways Plan and the Brentwood-Pacific Palisades Community Plan, two portions of the City's General Plan. According to the policies of the Scenic Highways Plan, the provisions of this Plan are individually tailored to address the unique character of the designated Scenic Highway, San Vicente Boulevard. As such, specific criteria are established to guide the ongoing and future development of that portion of the City of Los Angeles as shown on the accompanying Specific Plan Area Map. It is the purpose of these design and development standards to provide appropriate measures for maintaining the existing ambiance of San Vicente Boulevard, preserving and enhancing the inherent beauty and value of its landscaped median strip, and assuring that commercial signage along the Boulevard is appropriately scaled and properly placed so as not to dominate the existing streetscape.

The San Vicente Scenic Corridor is one of Los Angeles' few pedestrian-oriented scenic highways comprised of commercial development which is well used by the community it serves. Retail sales and personal services are provided to local residents in a pedestrian-scaled environment with special qualities such as widened sidewalks, many small plazas and generous amounts of parking that have consistently generated vitality, diversity, and interest and ultimately success. However, recent projects have begun to replace the retail shops with larger scale office buildings in which ground floor space is typically dominated by financially oriented services. As a result, ground floor retail is being systematically displaced by commercial buildings which lack diversity, pedestrian scale and pedestrian amenities. If this trend continues, the pedestrian appeal of the Boulevard and the retail-oriented services offered to the community will be seriously curtailed. In addition, the displacement of the small retail shops and neighborhood services is forcing the residents of the surrounding neighborhoods to go elsewhere for these goods and services. This represents counterproductive development which adds unnecessarily to increased traffic and its resultant impacts.

Section 2 - RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under such other provisions, except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions which differ from or conflict with provisions contained in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of

that Code. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in Section 11.5.7 D of Chapter 1 of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Section 12.24, 12.27 or 12.32 of the Los Angeles Municipal Code.

Section 3 - DEFINITIONS

For the purposes of this ordinance only, the following words and phrases shall be defined as follows:

Bar - An establishment operating primarily for the purpose of selling alcoholic beverages to be consumed on the premises.

Billboard - A sign, structure, or device used for outdoor advertising purposes or to attract the attention of the public relative to products, services or uses other than those provided on the premises.

Block - All lots contained within one of the four numbered areas set forth on the Map herein.

Building Identification Sign - A sign containing the name and/or address of the building to which the sign is attached.

Business Identification Sign - A sign containing the name of the business conducted and/or the names of the products sold or services offered on the premises where the sign is located provided that business identification signs shall not include signs on the exterior windows or doors of any premises.

Community Service Sign - A sign depicting on at least 3/4 of its sign area, the time, date, temperature, and/or community news and events.

Coral Tree - Botanic generic name *Erythrina caffra*.

Financially-Oriented Services - Services including, but not limited to banks, savings and loans, thrift associations, real estate offices, insurance companies, brokerage firms, escrow offices, title insurance, and financial advisors, such as CPA's.

Floor Area Ratio - The ratio between the total square footage of a building's floor area, as provided in Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code, and the lot area.

Freestanding Sign - Any sign of which the primary structural support is not a building, and which has as its primary support a post, pole or other structure which is anchored to, attached to, or stands directly on the ground.

Ground Floor Frontage - The lowest story within a building which is accessible to the street, the floor level of which is within three feet above or below curb level, is parallel to or primarily facing any public street, and which is at least 30 feet in depth or the total depth of the structure, whichever is less.

Outdoor Cafe - That portion of a legal use of a lot or lots not totally enclosed within a building or structure, which is used primarily for the consumption of food and/or beverages.

Pedestrian Entrance - That portion of the ground floor frontage area of a building used for pedestrian access to uses in a building.

Personal Services - The provision to the public of services related to home, health or family, such as dry cleaners, shoe repair and pharmacy and not including financially-oriented services or professional offices, such as medical, dental or legal.

Premises - A building or portion thereof together with adjacent yards, courts, and/or public parking areas used as a location for a single business.

Projecting Sign - A sign other than a wall sign, suspended from or supported by a building and projecting out therefrom.

Public Accessway - A courtyard, balcony, public parking area, or walk which provides public access to one or more premises.

Restaurant - An establishment operating primarily for the purpose of selling food to be consumed on the premises which may have a secondary purpose of selling alcoholic beverages.

Retail Sales - The sale of tangible goods to the public, including sales by grocery stores, as distinguished from wholesale goods (which are not available to the public) and from the provision of services.

Roof Sign - Any sign erected upon or above a roof or parapet of a building or structure.

Scenic Corridor - The land area visible from, and normally contiguous to, a Scenic Highway which can be realistically subjected to protective land use controls. Minimally it will incorporate the Scenic Highway itself and the adjacent lots but may extend to the line of sight.

Scenic Highway - A public way which provides opportunities for the enjoyment of scenic resources and designated as such by the Scenic Highways Plan for the purpose of preserving and enhancing those resources through reasonable controls.

Shopping Center - A building or a cluster of buildings located on one lot not exceeding three stories in height within which are located five or more premises, at least fifty percent of which have access from a public accessway other than a public-way. For purposes of this definition one lot shall include several recorded lots, or portions thereof, tied together by common ownership, appropriate leases or covenants so as to provide common parking as required by law for all buildings thereon.

Sign - Any display board, screen, object, device or part thereof used to visually announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises, but excluding restaurant menus.

Sign Area - The area of the smallest rectangle, circle, and/or triangle (or any combination of these) which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated area, and attention-attracting devices forming an integral part of the sign. Sign Area refers only to single-faced signs; the area of multi-faced signs shall be no more than twice that allowed for a single-faced sign.

Temporary Sign - Any sign constructed of paper, canvas, or similar material and designed for temporary use.

Wall Sign - Any sign attached to or erected against the wall of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane said wall.

Other words and phrases shall have the meaning set forth in Section 12.03 of the Municipal Code.

Section 4 - ESTABLISHMENT OF SPECIFIC PLAN

The Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles shown on the Specific Plan Map.

Section 5 - USES

A. Permitted and Prohibited Uses

All uses permitted in the C4 and CI.5 Zones shall be permitted on property in the plan area so zoned, except as limited by Subsections C and D of this Section; however, the following uses shall be expressly prohibited:

1. Discotheques (dance halls)
2. Gunsmith stores
3. Gun clubs
4. Baths, Turkish and the like
5. Helicopter landings

B. Other Uses Not Specifically Listed in the Los Angeles Municipal Code

In determining whether a use not specifically listed in the Los Angeles Municipal Code is permitted in each of the various zones pursuant to Section 12.21 A 2 of the Code, the Zoning Administrator shall make an additional finding that such use conforms to the purposes, intent and provisions of the San Vicente Scenic Corridor Specific Plan. Written notice of the proposed use shall be submitted to the San Vicente Design Review Board for its recommendation at least 15 working days prior to such determination by the Zoning Administrator.

C. Limited Uses

The following uses shall be permitted only as limited herein:

1. No more than seven Restaurants, each of which contains a gross floor area exceeding 3,000 square feet, shall be permitted on any Block.
2. No more than one Bar shall be permitted on any Block.

D. Ground Floor Frontage Uses

1. On lots located on streets specified in Subsection D4 of this Section, at least 80% of the Ground Floor Frontage shall contain the following uses:
 - a. Retail Sales.
 - b. Personal Services.
 - c. Restaurants and Bars.
 - d. Signs.
 - e. Parks and plazas.
 - f. Driveways, when no other means of access to parking exists or for the purpose of providing access to parking for a supermarket which contains a gross floor area exceeding 10,000 square feet.
 - g. Pedestrian Entrances, which are not more than 15 linear feet in width or 15% of the linear frontage of the structure, whichever is greater.
 - h. Schools.
 - i. Libraries.
2. On lots located on streets specified in Subsection D4 of this Section, 20% or 20 linear feet of the Ground Floor Frontage of a structure (whichever is greater) may contain uses not listed in Subsection D1, but such uses may not be located within 25 feet of the corner of any parcel which has two street frontages.
3. **Pedestrian Entrances**

Any portion of a Pedestrian Entrance which is greater than 15 feet or 15% of the linear frontage of a structure shall be considered a part of the 20% Ground Floor Frontage uses specified in Subsection D2 of this Section.
4. **Ground Floor Frontage Streets**

The following street frontages within the San Vicente Scenic Corridor Specific Plan area shall be subject to

the Ground Floor Frontage use regulations of this Subsection D:

- a. North side of San Vicente Boulevard.
- b. South side of San Vicente Boulevard between Mayfield Avenue and the westerly boundary of the Specific Plan.
- c. East side of 26th Street south of San Vicente Boulevard.
- d. East side of Bundy Drive north of San Vicente Boulevard.
- e. West side of Montana Avenue from San Vicente Boulevard north to Westgate Avenue.
- f. East side of Montana Avenue from San Vicente Boulevard south to Westgate Avenue.
- g. East and west sides of Gorham Avenue from San Vicente Boulevard north to Barrington Avenue.
- h. East side of Gorham Avenue from San Vicente Boulevard south to Granville Avenue.
- i. East and west sides of Barrington Avenue both north and south of San Vicente Boulevard from Dorothy Street to Gorham Avenue.

Section 6 - SIGNS

A. Prohibitions

Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, no person shall erect or maintain a Sign or Signs within the San Vicente Scenic Corridor Specific Plan Area unless it conforms to the following regulations:

1. No Sign shall be constructed, placed, created or maintained which advertises other than a bona fide business conducted, product sold or service rendered on the Premise where the Sign is located, or which identifies by name, logo, and/or address the building or Premise on which the Sign is located, or which announces community news and/or events.
2. No Billboards shall be permitted.
3. No Roof Signs shall be permitted.
4. No flashing or blinking signs shall be constructed, placed, created, or maintained, except a flashing or blinking sign depicting on at least 3/4 of its Sign Area the time, date, temperature, and/or community news and events.
5. No more than one Business Identification wall sign shall be constructed, placed, created or maintained

on any Premise, except that Premises which abut more than one street, or abut one or more streets and an alley, exit court, or public parking area, may have an additional Sign on each exterior wall which abuts said additional street, or alley, or exit court, or public parking area.

6. No more than one Projecting Sign shall be constructed, placed, created or maintained on any Premise.
7. No Freestanding Signs shall be permitted on any Premise which has a Projecting Sign. On any other Premise no more than one Freestanding Sign shall be constructed, placed, created or maintained; provided that a Freestanding Sign shall not extend higher than 20 feet above the adjacent grade, except that:
 - a. Shopping Centers shall be permitted two Freestanding Signs not to exceed a total of 50 square feet in Sign Area. One of the permitted signs shall contain the name and/or address of the Shopping Center; and the second permitted sign shall identify each Premise within the Shopping Center, provided each Premise identification shall utilize no more than 5 square feet of Sign Area. The two permitted signs may be combined into a single sign, not to exceed 50 square feet in Sign Area.
 - b. Grocery stores with 10,000 or more square feet of building floor area shall be permitted one additional Freestanding Sign with changeable letters, not to exceed 125 square feet in Sign Area.
8. No more than one Building Identification Sign shall be constructed, placed, created or maintained on any building, provided that a Building Identification Sign shall be constructed, placed, created or maintained only on an exterior building wall which abuts a secondary highway. Buildings which exceed six stories in height may have one additional Building Identification Sign.
9. The Sign Area of a Business Identification Sign shall not exceed two square feet for each lineal foot of the premise which is adjacent to a Public Accessway. Lineal footage on more than one street, alley or public parking area cannot be accumulated for the purpose of Sign Area determination. No Business Identification Sign shall exceed 100 square feet in Sign Area.
10. For all buildings less than six stories in height, the Sign Area of a Building Identification Sign shall not exceed 40 square feet.
11. Signs permanently attached or affixed to exterior windows or doors may not occupy more than 25% of the total window or door area to which they are attached or affixed.

12. No Projecting Sign shall project more than 30 inches from the wall to which it is attached, nor have a vertical dimension which exceeds 4 feet.
13. No Business Identification Sign attached to a building shall extend higher than 20 feet above the adjacent Public Accessway.
14. No Wall Sign shall project more than 18 inches from the face of the building to which it is attached.
15. For all buildings less than six stories in height, no Building Identification Sign shall extend higher than 45 feet above grade.
16. Premises with awnings may have painted on or affixed to the valances thereof in letters, numbers, or symbols not to exceed 9 inches in height the name, occupation, and/or address of the tenant or owner.
17. No Temporary Signs shall be placed or maintained on any premises except that:
 - a. A grocery store with 10,000 or more square feet of building floor area shall be permitted Temporary Signs or Signs with changeable letters on each exterior wall abutting a street or public parking area, provided that no one Sign exceeds 20 square feet, and the total area of all such Signs on each exterior wall does not exceed 80 square feet or 5% of the exterior wall area to which it is attached, whichever is less.
 - b. All other Premises shall be allowed one Temporary Sign on each exterior wall of a Premise which abuts a street, alley, exit court, or public parking area indicating that a sale of goods or services is being conducted on said Premise, provided that said Sign does not exceed 10 square feet in area; its letters, numbers, or symbols do not exceed 12 inches in height; and no such Sign is maintained for more than 30 days in any consecutive 180 day period.
18. No Sign which is lighted or illuminated to an intensity in excess of 20,000 lumens shall be constructed or maintained within 200 feet of and facing a residential building.
19. No banners shall be permitted which announce, advertise, or commemorate other than local events.
3. Public utility signs which contain no advertising copy and which are customarily utilized in the performance of the utility's function.
4. One construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the project; provided, however, that such sign shall not extend more than eight feet above ground level, nor exceed 40 square feet in area.
5. Mural decorations intended for ornament or commemoration which have been determined by the Board of Municipal Arts Commissioners to have artistic merit.
6. Temporary political signs; provided, however that such signs do not exceed 20 square feet and are removed within 15 days following the election to which they relate.
7. One temporary real estate sign on the building face of each premise which abuts a street, alley, exit court, or parking lot, indicating the building or land or premises is for sale, lease or rent; provided such signs are located on the property to which they relate and do not exceed 15 square feet in size.
8. Signs which are contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board.
9. Two Freestanding Signs at or near the east and west boundaries of the San Vicente Scenic Corridor which contain the names of, or any other information regarding civic, fraternal or religious organizations located within the San Vicente Scenic Corridor Specific Plan area.
10. Signs identifying or directing motorists toward parking lots, provided that such signs shall not exceed the size and height limitations of Subsections A 10 and A 15 of this Section.
11. Existing Community Service Signs.

B. Exceptions

The provisions of this Section shall not apply to:

1. Signs required by law, provided that such signs shall not exceed the size and height limitations of Subsections A 10 and A 15 of this Section.
2. Signs owned by a governmental agency.

C. Abatement of Nonconforming Signs

All Signs which are rendered nonconforming by reason of this Section shall be completely removed within the following time period, which period shall commence on the effective date of this ordinance:

1. Temporary signs - 90 days.
2. All other nonconforming signs - five years.

Section 7 - LANDSCAPING

- A. The existing Coral Trees which line the median strip of San Vicente Boulevard shall be preserved and maintained with

- proper irrigation and pruning. In the event that disease or disaster necessitate the removal of a Coral Tree, it shall be replaced by the City of Los Angeles with a healthy specimen which is at least a 24-inch box size Coral Tree.
- B. Inasmuch as it is the purpose of this Plan to preserve, in perpetuity, the landscaped median strip of San Vicente Boulevard, no major alteration of the median strip shall occur without a public hearing, to be held by the Board of Public Works, notification of which shall be posted along the right-of-way and published in a newspaper of local circulation at least 16 days prior to the hearing date.
 - C. The erection of any structure, or the enlargement of any existing structure after the effective date of this ordinance, shall conform to the following requirements:
 1. Shade-producing street trees shall be planted at a ratio of at least one for every 30 feet of lot frontage and at a distance no greater than 10 feet from the curb. The species shall be selected by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works. Minimum sizes for said street trees shall be 10 feet in height or 2 inches in caliper.
 2. Such street trees shall not be pruned or shaped in any manner that is inconsistent with the natural form and habit of the tree, except to the extent necessary to maintain its strength and vigor, for the removal of unsafe or diseased branches, and for other aspects of public safety.
 - D. The south side of San Vicente Boulevard between Bundy Drive and Gretna Green Way, which forms one of the boundaries of the Brentwood Elementary School, should be planted with street trees (at no more than 30 foot intervals) or shrubs, as deemed appropriate by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works.
 - E. Where an open surface parking lot within the Specific Plan area abuts a public street, at least five per cent of the total area shall be landscaped and maintained. Where an open surface parking lot within the Specific Plan area does not abut a public street, at least three per cent of the total area shall be landscaped and maintained. The landscaping shall conform to a landscape plan which shall be approved by the Director of Planning pursuant to Section 16, and which shall conform with Section 7G.
 1. In computing the required landscaped area, driveways and loading areas shall be excluded.
 2. Rooftop parking areas shall be excluded from the requirements of this Section.
 3. Ground cover material placed in the areas of the car front end overhang beyond the wheel stop may be included in the required landscaped area.
 4. A landscape area shall be required only to the extent that it does not cause a reduction in the existing number of parking spaces or an increase in the number of tandem spaces.
 5. Notwithstanding Section 12.23 of the Los Angeles Municipal Code, all parcels rendered nonconforming by this Subsection F shall comply with the provisions of Subsection E within three years of the effective date of this ordinance.
 - F. Landscaping, in conformance with Section 7G, shall be provided and maintained along the public street frontage(s) of all open surface parking lots and gasoline service stations to provide a continuous landscaped buffer which is a minimum of three feet wide between the sidewalk and parking or service station areas, except in pedestrian or vehicle entrances. The landscaping shall conform to a landscape plan approved by the Design Review Board in conformance with Section 7G.
 1. A landscaped buffer shall be required only to the extent that it does not cause a reduction in the existing number of parking spaces or an increase in the number of tandem spaces.
 2. Landscaping provided pursuant to this Subsection shall count towards the landscape area requirement in Section 7E.
 3. Notwithstanding Section 12.23 of the Los Angeles Municipal Code, all parcels rendered nonconforming by this Subsection F shall comply with the provisions of Subsection E within six months of the effective date of this Ordinance.
 - G. The following standards shall apply to the landscaped area and landscaped buffer required in Sections 7E and 7F:
 1. Shrub plant materials shall be no smaller than five-gallon container size at time of planting.
 2. Shrub plant materials shall be species which grow to a height and diameter of approximately three feet at maturity, and shall be maintained at that height and depth.
 3. At a point approximately every 20 lineal feet within the landscape buffer, one specimen tree shall be planted.
 4. At least one tree shall be required for every six parking spaces, and they shall be evenly dispersed throughout the parking lot area.
 5. The required trees shall be no smaller than 15-gallon container size at time of planting.
 6. Ground cover shall be planted to insure full coverage within six months.

7. A decorative wall no higher than three feet may be constructed behind the landscape buffer, abutting a parking lot. Landscaping on either side of the wall shall count in the total landscaping area which is required.
 8. No artificial plant materials shall be permitted.
 9. The landscape plan shall identify the placement, species, height and a sprinkler system for all plant materials within the landscaped areas.
- H. Vacant lots. Where a building or structure has been demolished and plans for new construction have not been submitted to the Department of Building and Safety within six months of the completion of demolition, a landscape buffer shall be installed pursuant to Section 7G.

Section 8 - BUILDING SETBACKS AND OPEN SPACE AREAS

A. Sidewalk grade setback

All structures on San Vicente Boulevard shall provide an open space area approximately at sidewalk grade. The required open space area shall be situated on the front portion of the lot, shall not extend more than 20 feet from San Vicente Boulevard, and shall be effectively oriented toward San Vicente Boulevard. The required open space shall be subject to the approval of the Design Review Board and shall conform with the following requirements:

1. For a structure no more than one story in height, the open space area shall be at least that amount of square footage obtained by multiplying five times the frontage of the parcel not used for Financially-Oriented Services.
2. For a structure which is greater than one story in height, the open space area shall be at least that amount of square footage obtained by multiplying five times the frontage of the parcel.

B. Upper story setback

All structures on San Vicente Boulevard shall provide an additional open space setback area for multi-story structures which shall be at least that amount of square footage obtained by multiplying ten times the frontage of the parcel for a two-story structure and fifteen times the frontage of the parcel for a three- or four-story structure.

1. The additional open space setback can be observed either at grade or on each additional story, creating an articulated frontage for the multi-story structures.
2. If the structure maintains a uniform face on the second, third and/or fourth stories, a uniform setback shall be provided which shall be at least that amount of square footage obtained by multiplying 12.5 times the frontage of the parcel.

3. The fourth story of any building or structure shall observe a minimum 25-foot setback from any street, alley, or adjoining R-Zoned lot.

C. Exception for corner lots

Where streets intersecting with San Vicente Boulevard do not intersect at a perpendicular angle, corner lots have been created with an unusual configuration. For such lots, where the regulations of this Section would create a hardship, the open space requirements can be reduced to not more than 50% of the minimum open space requirement, upon approval of the Director of Planning.

- D. All structures located on streets other than San Vicente Boulevard shall maintain a minimum landscaped setback with an average depth of 2.5 feet.

Section 9 - SIDEWALKS AND OPEN SPACE AREA USES

A. Physical requirements for sidewalks

The public sidewalk in front of each parcel shall conform to the following:

1. Sidewalks abutting San Vicente Boulevard shall be at least 12 feet in width and maintain a minimum unobstructed width of 10 feet for pedestrian access.
2. Sidewalks abutting all public streets other than San Vicente Boulevard shall be at least 10 feet in width and may include a landscaped parkway area.

B. Open space uses

1. The required open space shall contain one or more of the following amenities:
 - a. Plaza
 - b. Seating
 - c. Landscaping
 - d. Bicycle racks
 - e. Outdoor cafe
 - f. Tables for outdoor eating
 - g. Other uses similar to a - f above
2. The Design Review Board shall review and approve the use of open space areas and sidewalks.
3. Applications for permits for use of a portion of the sidewalk area shall be made on forms prescribed by the Board of Public Works, setting forth a description of each use and all other information the Board may require. Such forms shall indicate prior approval or conditional approval of the use by the San Vicente Design Review Board.

C. Maintenance of sidewalks and open space

The owner of each parcel abutting a sidewalk or containing required open space shall adequately provide for the maintenance and upkeep of all amenities contained on the

sidewalk and open space other than street trees, and shall keep the open space and sidewalk area in a clean and litter-free condition.

Section 10 - NEWSRACKS

Within one year of the effective date of this ordinance, no newsrack may be installed or maintained which, in whole or in part, rests upon, in or over any dedicated sidewalk, parkway, or private property unless it conforms to the following:

No group of newsracks shall be less than 400 feet from any other newsrack or group of newsracks.

Section 11 - ROADWAY ALIGNMENT

- A. The design and alignment of the San Vicente Scenic Highway shall accommodate a 30 and 35 mph safe speed, the existing adopted speed limits.
- B. No roadway alignment changes shall be made on the San Vicente Scenic Corridor (except for safety improvements) without a public hearing, to be held by the Board of Public Works, notification of which shall be posted along the right-of-way and published in a newspaper of local circulation at least 16 days prior to the hearing date.

Section 12 - PARKING

- A. A garage or off-street parking area shall be provided in connection with and at the time of erection of each new commercial structure or at the time any existing commercial structure is enlarged or increased in floor area or seating capacity, or when any building is converted from a more restrictive use to a commercial use. The following minimum parking requirements shall apply to new structures, conversions and to the net additional floor area added to an existing structure:
 - 1. For Restaurants not located in a Shopping Center or in an office building with six or more stories, 15 spaces shall be required for each 1,000 square feet of gross floor area including area used for outdoor cafes.
 - 2. For hotels and motels, one space shall be required for each guest room in addition to other parking requirements for offices, restaurants, and service areas.
 - 3. For medical and dental offices, one space shall be required for each 125 square feet of gross floor area.
 - 4. For buildings or Premises occupied by any other commercial use, one space shall be required for each 300 square feet of gross floor area.
 - 5. For gyms, health clubs, aerobic dancing or similar uses, one space shall be required for each 100 square feet of gross floor area.

- B. Any tenant operating a commercial establishment within the Specific Plan area under one or more leases which, including terms covered by options to renew, has at least 30 years to run at the time of application for a building permit shall be permitted to utilize leased space on an adjoining parcel (which must also be under a lease of at least 30 years to the same tenant) for purposes of complying with parking requirements contained herein. In the event that a loss of use of any part of the required parking occurs, the size of the commercial building shall be altered or additional parking shall be leased or acquired to satisfy the requirements of Section A.

- C. No parking structure shall exceed 45 feet in height.

- D. The facade of any parking building shall be designed in a manner so as to substantially screen automobiles contained therein from the public view, as seen from a public street or alley.

- 1. Where C- or P-zoned property abuts R-zoned property, the commercial or parking use shall be separated at the ground level from the R-zoned property by a solid masonry wall a minimum of six feet in height.

- 2. Where C- or P-zoned property is adjacent to R-zoned property but is separated by an alley, parking shall conform to the following:

- a. No parking area which has a finished floor level higher than 18 inches above the elevation of the alley, measured at the mean mid-point of the alley, shall be allowed within 50 feet of an R Zone without being covered for at least the rear 20 feet of the parking area, as measured from the alley.

- b. Parking which is located more than 50 feet from an R Zone shall have a solid masonry wall at least six feet in height separating the parking use from the R Zone.

- E. The facade of any parking building shall be designed so that it is similar in architectural character to the building for which it serves as required parking.

Section 13 - BUILDING DESIGN

- A. Commercial buildings and parking structures shall be designed so that when viewed from a public street or alley, all ventilation, heating, or air conditioning ducts, mechanical equipment, or other related appurtenances, trash and storage areas are adequately screened from public view, unless such appurtenances have been employed as an integral and tasteful component in the design of the building or structure.
- B. Temporary construction fences required by the Los Angeles Municipal Code shall be painted in a single earth tone color.

- C. Through block connection. In conjunction with the construction of a new building or the enlargement of an existing building which provides parking behind or under the building, pedestrian access shall be provided directly from the parking areas to the ground floor retail areas.
- D. Ducts and vents for air conditioning, ventilation, or other mechanical equipment shall be designed so that noise, odors, and/or fumes shall be minimized to the extent practical for adjacent or nearby commercial or residential properties.

Section 14 - BUILDING HEIGHT AND FLOOR AREA RATIO

- A. No building may exceed a floor area ratio of 2.5 to 1.
- B. Notwithstanding Section 12.21.1 of the Los Angeles Municipal Code, a building may contain four stories, provided that:
 - 1. The height of the building shall not exceed 48 feet.
 - 2. The Floor Area Ratio of the building shall not exceed 2.0 to 1.

Section 15 - UTILITIES

As commercial buildings and structures are replaced, the utility lines which service the new structures shall be placed underground, at no cost to the City of Los Angeles, pursuant to City policy of eliminating overhead power distribution within Scenic Corridors over a period of time.

Section 16 - DESIGN REVIEW AND STANDARDS

The purpose of this Section is to provide guidelines and a process for review and approval of exterior and/or site design of any new building or structure (other than a single-family residence), exterior remodeling, projects (other than maintenance and repair work), and commercial signage located within the San Vicente Scenic Corridor Specific Plan area.

- A. **Jurisdiction.** No building permit shall be issued for the following unless plans, elevations and/or other graphic representations of said development have been reviewed and approved by the Director of Planning, acting on the recommendations of the San Vicente Design Review Board:
 - 1. The construction of any new building or structure (other than a single-family residence).
 - 2. Exterior remodeling (other than maintenance and repair work).
 - 3. Signs.
- B. **The San Vicente Design Review Board**
 - 1. **Composition.** The San Vicente Design Review Board shall consist of seven voting members. The voting

members shall be appointed by the Councilmember or Councilmembers of the District(s) in which the Specific Plan area is located. At least three members shall be from among the following disciplines: architecture, building construction, landscape architecture, planning, landscaping and visual or graphic design. Three members shall reside within the Specific Plan area, or the immediately adjacent area no greater than one mile from the outermost boundary of the Specific Plan area, and one member shall own a retail business or be a managerial employee of a retail business within the Specific Plan area.

- 2. **Quorum.** The presence of five voting members shall constitute a quorum.
- 3. **Terms.** Members of the San Vicente Design Review Board shall be appointed for terms of five years. Of the original seven members, two shall be appointed for two-year terms, two for three-year terms, two for four-year terms and one for a five-year term, thus staggering the terms.
- 4. **Vacancies.** In the event a vacancy occurs during the term of a member of the Board, the same official or successor of the official who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. Where the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.
- 5. **Authority and Duties.** The San Vicente Design Review Board shall make a recommendation to the Director of Planning with respect to each project to be constructed in the Specific Plan area after reviewing plans, elevations, and/or other geographic representations to show the project's compliance with the criteria set forth in this Specific Plan.
- 6. **Fees.** A filing fee for processing a design review application shall be charged pursuant to Section 19.01 of the Los Angeles Municipal Code.
- 7. **Development of design guidelines.** The San Vicente Design Review Board shall propose and the City Planning Commission shall adopt specific design guidelines to implement provisions established in Section 16. Said guidelines may be illustrations, interpretations, standards or policies, and may address the color, materials, texture and/or design of features including but not limited to Signs, street furniture, trash containers, landscaping, traffic direction and parking information signs and exterior building facades.
- 8. **Design review approval**
 - a. **Application.** All applications for design review approval shall be submitted to the Office of General Planning in the Planning Department.

Applications shall be deemed complete only if all the following are included with the application:

- 1) Site plan (including illustration of shadow impacts on December 21)
- 2) Landscape plan
- 3) Floor plan
- 4) Elevations (including adjacent buildings or structures)
- 5) Sign plan and
- 6) Samples of exterior building materials and/or sign construction materials.

b. **Action of Design Review Board**

The Director of Planning shall refer the application to the Design Review Board for its recommendation within five working days of the Department's acceptance of the complete application. The Design Review Board shall review the project and submit its findings to the Director of Planning within 10 working days of such referral or within such additional time as is mutually agreed upon in writing between the applicant and the Board. These findings shall indicate a recommendation of approval, disapproval or approval with modifications to the project. The Board shall make its recommendation on the basis of the following criteria:

- 1) All proposed structures, remodeling and Signs shall conform to all of the provisions contained within the San Vicente Scenic Corridor Specific Plan.
- 2) The design motif of all proposed buildings or structures shall be applied with equal rigor to all externally visible elevations.
- 3) Color and types of building materials shall be reasonably consistent with the nature of structures in the area.
- 4) All proposed buildings shall be designed, to the extent feasible, so as not to cast objectionable shadows on adjacent properties.
- 5) All open areas not utilized for building, driveways, parking areas, recreational facilities or walks shall be landscaped so that multiple-family or commercial uses are reasonably buffered from the view of single-family residences.

c. **Action of Director.** The Director of Planning, within 10 working days following receipt of the recommendation of the Design Review Board, shall approve, disapprove or approve the project with modifications and shall forward a copy of the determination to the applicant, Design Review Board and Department of Building and Safety.

d. **Appeals.** Any applicant, member of City Council, the Mayor, any owner of property within 1,000 feet of the Scenic Corridor or any other interested person adversely affected by a determination of the Director of Planning pursuant to this Specific Plan may appeal the Director's determination or action to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals must be made within 15 days after the postmark date of the Director's determination or the Commission's determination if appealed to the City Council, in the manner prescribed for Tentative Maps in Section 17.06 of the Municipal Code.

e. **Appeal fees.** Fees for filing an appeal from the Director's determination by the applicant shall be the same as those for approval of an application required for a Commission Plan approval, as established in Section 19.01 of the Municipal Code. Appeals by any other person claiming to be aggrieved shall be as provided in Section 19.01 K 2 of the Municipal Code.

Section 17 - SEVERABILITY

If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or applications thereof which can be implemented without the invalid provision clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

Section 18 - AMENDMENTS

It is intended that as additional regulations with respect to the development of the area become necessary or desirable, such regulations may be added as amendments to the Specific Plan.

SANVIC#4(7/12/94)

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN
Ordinance No. 153,639
Effective May 31, 1980

Amended by Ordinance No. 161,766
Effective December 26, 1986

ADMINISTRATIVE RESPONSIBILITIES

Applicant/Owner

- o The applicant shall submit a complete application as specified in the Specific Plan. (16B8a)
- o The owner of each parcel abutting a sidewalk or containing required open space shall provide for the maintenance of all amenities contained on the sidewalk and open space other than street trees. (9C)
- o The owner shall provide a landscape buffer where any building or structure has been demolished and plans for new construction have not been submitted within six months from completion of the demolition. (7H)

Design Review Board

- o The Design Review Board shall: make recommendation to the Director of Planning on each application for new construction, exterior remodeling and Signs with respect to compliance with specified design criteria (16A); review the required landscape plan and open space areas with respect to compliance with criteria set forth in the Specific Plan (7F and 8H); and also review the use of open space areas and sidewalks. (9B2)
- o The Design Review Board shall propose design guidelines for adoption by the City Planning Commission. (16BF)

Department of City Planning

- o The Director of Planning shall: refer an application to Design Review Board within five working days of the Department's acceptance (16B8b); act upon the recommendation of the Design Review Board within 10 working days following the receipt of the recommendation of the Design Review Board (16A, 16B8c); and transmit a copy of his determination to the Department of Building and Safety. (16B8c)
- o The Director of Planning may reduce to not more than 50% the required open space on a corner lot with an unusual configuration where the requirement would create a hardship. (8C)
- o The Zoning Administrator shall review requests for a use not specifically listed in the Los Angeles Municipal Code making findings as required by Code and Specific Plan and shall provide notice to the Design Review Board 15 days prior to making a determination. (5B)

City Planning Commission

- o The City Planning Commission shall adopt specific design guidelines to implement provisions of the Specific Plan. (16B7)
- o The City Planning Commission shall act on appeals of the determination of the Director of Planning. (16B8d)

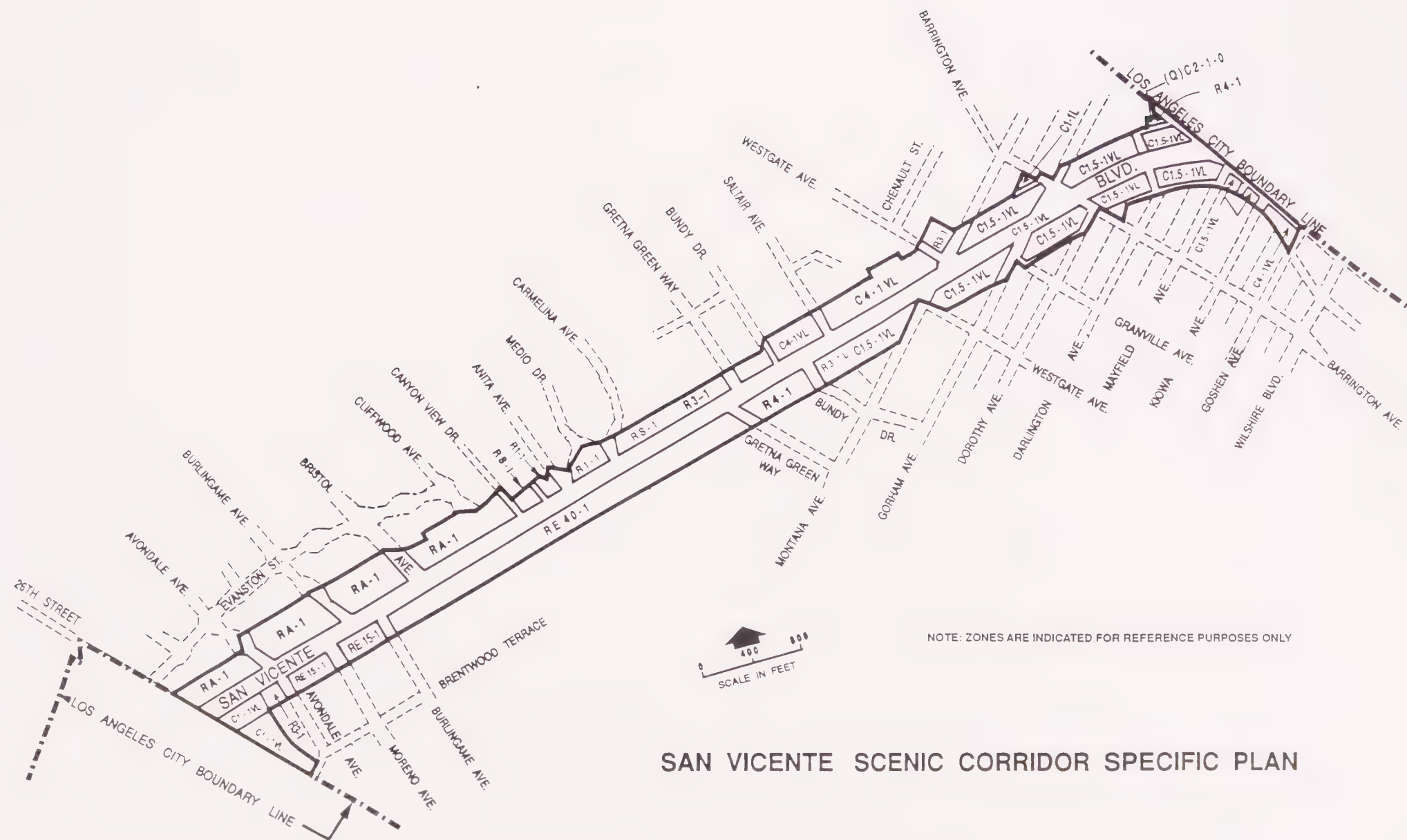
Department of Public Works

- o The Board of Public Works shall hold a public hearing for any major alteration of the median strip (7A) and any major roadway alignment changes to San Vicente Boulevard (11B)
- o The Board of Public Works shall review permits for the use of public sidewalk area. (9B3)
- o The City shall be responsible for the preservation, maintenance and replacement of the Coral Trees in the median strip. (7A)
- o The Street Tree Division of the Bureau of Street Maintenance, Department of Public Works shall review the tree planting proposal for the south side of San Vicente Boulevard between Bundy Drive and Gretna Green Way. (7D)

City Council

- o The City Council shall act on appeals of the determination of the City Planning Commission. (16B8e)

SNVI1235(7/12/94)



NOTE: ZONES ARE INDICATED FOR REFERENCE PURPOSES ONLY

SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

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MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

SUMMARY OF PROVISIONS

The general intent of the Mulholland Scenic Parkway Specific Plan is to promote and maintain Mulholland Drive as a scenic parkway. The Plan contains various provisions aimed at minimizing the impact of new structures, preserving the recreational and open space facilities and resources in the area, and promoting the preservation of existing native vegetation consistent with the natural environment which surrounds it.

Inner Corridor Regulations.

The inner corridor regulation apply to the area which extends 500 feet outward from the outermost boundary of the Mulholland Drive right-of-way.

Provisions for this area are contained in Section 5 of the Plan ordinance. Section 5 is subdivided into four district parts:

- Uses;
- Environmental protection measures;
- Grading; and
- Building standards.

Uses.

These uses are permitted provided they conform and are consistent with the intent of the Plan:

- One-family dwellings and related parking and accessory buildings
- Fences, gates and walls
- Driveways
- Night lighting on private property
- Landscape materials
- Core trail
- Major vista points

These discretionary uses may be permitted provided the Director approves such uses after making certain findings:

- Private recreational facilities and associated lighting
- Parks, playgrounds, equestrian facilities and game courts
- Temporary uses and structures required by special events
- Schools, churches, and accessory buildings

Environmental Protection Measures.

In order to preserve and enhance the parkway's outstanding and unique scenic features and resources, the Plan provides environmental protection measures for the following:

- Prominent ridges
- Streams
- Projects near parklands
- Oak trees
- Archeological and paleontological resources

Grading.

In order to minimize grading and preserve the natural topographic variation within the Plan area, a limited amount of grading is permitted within the inner corridor.

The amount of grading allowed is one cubic yard of earth per four square feet of lot area per lot. The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation.

Building Standards.

The allowable height of a building in the inner corridor is defined by two provisions. The first applies to lots that abut the Mulholland Drive right-of-way. These lots cannot exceed a height of 15 feet maximum. Buildings built beyond the initial 100 feet up to outer limit of the inner corridor cannot exceed a height of 30 feet for a upslope lot and 40 feet for a downslope lot.

Within this provision, other building standards apply to such items as yard requirements; fences, gates and walls; drains pipes; utilities within new subdivisions; and roofs.

Outer Corridor Regulations.

The outer corridor regulations apply to the area which lies between the inner corridor outermost boundary and one-half mile outward from the Mulholland Drive right-of-way.

Provisions for this area are contained in Section 6 of the Plan ordinance. Section 6 is subdivided into four district parts similar to Section 5:

1. Uses;
2. Environmental Protection Measures;
3. Grading; and
4. Allowable building heights.

Uses.

The uses allowed in the inner corridor are also allowed in the outer corridor provided they conform to and are

consistent with the intent of the Plan. Additionally, commercial, low-medium I, and low-medium II uses are allowed provided they are consistent with the applicable community plan.

Discretionary uses permitted in the inner corridor are permitted in the outer corridor.

Environmental Protection Measures.

All the environmental protection measures required in the inner corridor are required in the outer corridor.

Grading.

The amount of grading allowed in the outer corridor is two cubic yards of earth per four square feet of lot area per lot. The Director may approve up to 4 cubic yards per four square feet of lot area. However, corrective grading as determined by the Department of Building and Safety is not to be included in the calculation.

Allowable Building Height.

The allowable height of building or structure visible from Mulholland Drive shall not exceed 40 feet.

Mulholland Drive and Right-of-Way Regulations.

As a means of preserving Mulholland Drive as a slow-speed, low-intensity drive, Section 7 of the Plan provides a number of regulation to maintain Mulholland Drive as a two lane, one lane in each direction, highway.

Section 7 is subdivided into five parts of which the first two, Changes and/or Improvements and Alignment and Design, are most significant:

Changes and Improvements

- No change or improvement may be made to the alignment or design of Mulholland Drive without the prior approval of the City Council.
- An exception to this is for road resurfacing and street maintenance.

Alignment and Design.

Any changes or improvements to the alignment or design of Mulholland Drive must conform to the following standards:

- Roadway and alignment - Mulholland Drive must remain at its existing alignment
- Right-of-way - the width of the right-of-way must remain as is.
- Travel lanes and shoulders - Mulholland Drive shall consist of two travel lanes, one in each direction with a maximum width of 15 feet per lane. The shoulder shall

be five feet wide.

- Turn lanes - prior approval for a turn lane is required and shall be a maximum of 12 feet wide.

- Speed limit - to the extent permitted by law, the posted speed limit shall prohibit speeds in excess of 25 miles per hour.

- Sidewalks, curbs and berms - no sidewalks or curbs shall be permitted. Berms are allowed for drainage control.

- Median strip - no median strip is allowed.

- Signs - signs indicating the location of the core trail crossings and the major Vista Points are allowed only.

- Plant material - existing fire resistant, native-type plants and trees shall be preserved.

- Existing slopes - no grading of existing slopes is allowed if they are stable.

- Rock formation and outcropping - all natural rock formations and outcroppings shall be preserved on site.

Core Trail.

Section 8 allows for the creation of a core trail to be utilized by hikers, joggers and equestrians. The location and design of the core trail shall be approved by the City Council.

Major Vista Points.

Section 9 designates 14 major vista points, 4 of which currently exist. Development of the remaining locations to be approved by the City Council.

Landscaping.

The Plans landscaping standards are intended to preserve the area's existing native plants and to promote the replanting of graded slopes. The standards are:

- Graded slopes must be landform graded and landform planted. Landscaping must be installed within 6 months of the completion of grading.

- Plant material in the inner corridor shall not obstruct the view from Mulholland Drive.

- Landscaping shall consist of native-type fire resistant plant materials.

- Oak trees shall not be removed.

- Native trees must be replaced with the same type of tree on a 2 to 1 ratio.

- A landscape plan must be submitted to the Design Review Board for review and approval.

Design Review Process.

The Mulholland Scenic Parkway Specific Plan establishes a Design Review Board.

At least three members of the Board must be residents of the Mulholland area or its immediate environs and three members must be from professions involved in construction or design.

The primary responsibility of the Board is to ensure that the dictates of the Mulholland Scenic Parkway Specific Plan are strictly followed. The Board makes recommendations to the Director of Planning regarding the design of all projects, including site layout, facade design, materials, landscaping, building bulk, height and other design features.

The Mulholland Scenic Parkway Specific Plan outlines the following procedures for the Design Review Board:

1. Prior to the submission of working drawings to the Department of Building and Safety, the Board reviews preliminary site plans for consideration and approval.
2. The Board has ten days subsequent to receipt of plans to submit a recommendation to the Director of Planning.

The recommendation, submitted to the Director of Planning in writing, must consider compliance with the relevant criteria indicated in Mulholland Scenic Parkway Specific Plan.

3. In the event the Planning Director's decision differs substantially from that of the Board, the Director must indicate why it differs, as a part of his findings. The Board or any other aggrieved party, has the right to appeal his decision to the City Planning Commission and ultimately to the City Council.

Part 2

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

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MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
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Uses - Permitted	One family dwelling Related parking Related access to buildings Fences, gates and walls Driveways Night Lighting Landscape Material Core Trail Major Vista Points	5A1	Environmental Protection Measures		
			- Prominent Ridge	Grading of prominent ridge not permitted Construction of top of prominent ridge Ridge not permitted	5B1
- Discretionary	Private residential facilities, Parks Playgrounds Nature centers Equestrian facilities Game courts (tennis Courts on a lot w/15,000 or more) Temporary uses and structures required by special events Schools and churches within institutional use corridor Open parking in front yards adjacent to Mulholland Drive Public recreation and environmental education projects	5A2b	- Limitations	1,000 cubic yards with prior approval Construction within 50 vertical feet of the top of prominent ridge, but not exceeding top	
			- Streams	No construction within 100 feet of either stream bank No more than 100 cubic yards of shall be moved within 100 feet of either stream bank	5B2
			- Projects Near Parklands	No construction within 200 feet of the boundaries of any public parkland No grading within 200 feet of the boundaries of any public parkland	5B3
- Prohibited	Tennis court on a lot with an area of less than 15,000 square feet Sanitary landfills	5A4	- Limitations	Construction or grading allowed within 200 feet of public parkland with prior approval	
- Utility Related Structures	Power transmission lines Power distribution stations Telecommunications facilities Pumping station Water tanks Water reservoirs Water and gas lines	5A5	- Oak Trees	No oak trees shall be removed, cut down or moved	5B4
			- Archeological and Paleontological Resources	Record search required if more than 50 cubic yards of earth is moved per 5,000 square feet of lot area	5B5
			Grading - Permitted	1 cubic yards per 4 square feet of lot area	C1

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
- Limitations	2 cubic yards per 4 square feet of area with prior approval		Roofs	Surface must be non-glare material and no equipment placed on top except for solar energy devices	5D7
Building Height - Prohibition	No building a structure visible from Mulholland Drive on an slope or downslope lot shall penetrate the viewshed Up slope lot which is located within the first 100 feet from the Mulholland Drive right-of-way is 15 feet maximum Upslope lot located more than 100 feet from the Mulholland Drive right-of-way is 30 feet maximum Downslope lot located within 500 feet from Mulholland Drive right-of-way, 40 feet maximum	5D2	Mulholland Drive and Right-of-Way	Change and/or improvements to alignment or design needs City Council approval Right-of-way width to remain currently at 100 feet and 200 feet Mulholland Drive shall consist of two travel lanes Maximum width - 15 feet per lane shoulder width - 5 feet wide Turn lane prohibited without prior approval. Maximum width - 12 feet wide	7A
Yard Requirements -	For lots abutting Mulholland Drive right-of-way and are 100 feet in depth:	5D3		Speed limit 25 miles Signs per Department of Transportation	
- Front	20% of the depth of lot, maximum not exceed 40 feet		- Prohibited	Sidewalk and curbs Median Strips	7B6 7B7
- Side	10% of the width of the lot, maximum not exceed 20 feet			No grading of existing stable slopes adjoining the road-way	7B10
Fences, Gates, Walls	Materials must consist of the following: Roughcut, unfinished wood; native type stone; split-face concrete block; textured plaster surface walls; black a dark green chain link or wrought-iron	5D4		No grading of rock formations and outcroppings No driveway may intersect Mulholland Drive without prior approval Gravel and similar loose materials	7B11 7C1
Drain Pipes	Exposed drain pipes must be of black or earth tone brown	5D5	Core Trail	Approved by City Council within right-of-way of Mulholland Drive Two parallel pathways separated for equestrian use and hikers and joggers	8A
Utilities	In connection with new subdivision must be placed underground	5D7			

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Major Vista Points	Approved by City Council 14 Vista Points designated	9A
Landscaping	Graded slopes shall be landform graded or landform planted	10A
	Installed within 6 months of completion of grading	10A1
	Native-type fire resistant plant material	10A3
	Native trees and oak trees removed replaced 2 for 1 with 36 inch box	10A5
- Prohibited	See list of prohibited plant material	10B
Design Review	All projects requiring use of land, building permit, grading permit, revocable permit to encroach or 13 - permit	11A
- Exemption	Applicant restoring a structure per Sec. 12.23.A.4 project consists of remodeling or repair and conform to plan provision	11K

Part 4

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN ORDINANCE NO. 167,943 ADOPTED MAY 13, 1992

An ordinance establishing a specific plan for the Mulholland Scenic Parkway.

WHEREAS, Mulholland Drive, opened in 1924, makes available to all people spectacular mountain, ocean and city views, and scenic and recreational opportunities from the Hollywood Freeway to the westerly Los Angeles City-County boundary line; and

WHEREAS, these amenities and resources are valuable to the city as a whole, and should be protected and enhanced by means of land use and design controls tailored to the physical character of the Mulholland Scenic Parkway and Santa Monica Mountains; and

WHEREAS, these scenic and recreational resources form a portion of the Santa Monica Mountains National Recreation Area, unique to a major urban area, recognized by Federal, State and local plans and programs; and

WHEREAS, the Santa Monica Mountains Comprehensive Plan, approved by the United States Secretary of the Interior, calls for coordinated development within the Mulholland Scenic Parkway to ensure consistency with the objectives of said plan; and

WHEREAS, the Scenic Highways Plan, a part of the Circulation Element of Los Angeles City's General Plan, designates the Mulholland Scenic Parkway as a scenic highway and mandates that scenic corridor specific plans be prepared for each designated scenic highway consisting of corridor boundaries and specific controls for the protection and enhancement of scenic resources, individually tailored to the unique character of each designated scenic highway; and

WHEREAS, the City's other adopted General Plan elements, including the Open Space Plan and portions of the Bel Air-Beverly Crest District Plan, the Brentwood-Pacific Palisades District Plan, the Encino-Tarzana District Plan, and the Sherman Oaks-Studio City-Toluca Lake District Plan also call for a specific plan and/or other plans and ordinances to assure protection of Mulholland Drive as a scenic corridor; and

WHEREAS, sensitive development assured by a specific plan which integrates the transportation, land use and recreation aspects of the scenic parkway will create a low-intensity, low-volume, slow-speed, parkway-type setting; and

WHEREAS, such specific plan implements the spirit and intent of the recommendations and guidelines contained in the Report of the Citizens Advisory Committee on the Mulholland Scenic Parkway adopted by the City Council on March 26, 1973; and

WHEREAS, on March 26, 1973, the City Council directed the Director of Planning to conduct the necessary studies and to prepare an ordinance to implement and accomplish the preservation of the Mulholland Scenic Parkway; **NOW THEREFORE,**

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.

The Mulholland Scenic Parkway Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the thick solid black line delineating the inner corridor, and between the thick solid black line and the dashed black line delineating the outer corridor on the maps designated 1A through 6A.

Sec. 2. PURPOSES.

The purposes of this Specific Plan are as follows:

- A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources.
- B. To preserve Mulholland Drive as a slow-speed, low-intensity drive.
- C. To preserve and enhance land having exceptional recreational and/or educational value.
- D. To assure that land uses are compatible with the parkway environment.
- E. To assure that the design and placement of buildings and other improvements preserve, complement and/or enhance views from Mulholland Drive.
- F. To preserve the existing residential character of areas along and adjoining the right-of-way.
- G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- H. To preserve the natural topographic variation within the Inner and Outer Corridors.
- I. To reduce the visual intrusion caused by excessive lighting.
- J. To minimize driveway and private street access into the right-of-way.
- K. To preserve the existing ecological balance.
- L. To protect prominent ridges, streams, and environmentally sensitive areas; and the aquatic, biologic, geologic, and topographic features therein.

M. To protect all identified archaeological and paleontological resources.

O. To provide a review process of all projects which are visible from Mulholland Drive to assure their conformance to the purposes and development standards contained in the Specific Plan and the Landform Grading Manual.

Sec. 3. SPECIFIC PLAN APPLICATION.

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code (Code) and any other relevant ordinance and do not convey any rights not otherwise contained therein, except as specifically provided for herein.

B. Whenever this Specific Plan contains provisions which require greater yard requirements, lower heights, more restrictive uses, more restrictive grading provisions, or other greater restrictions or limitations on development; or less restrictive provisions regarding open parking in front yards, than would be allowed pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Code. In approving an exemption to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission may simultaneously approve any conditional use under its jurisdiction. Only one fee shall be required for joint applications.

D. The provisions of this Specific Plan shall not apply to any project where one or more of the following discretionary approvals initiated by application of the property owners or their representatives, and subject of a public hearing, was granted on or before the effective date of this Specific Plan and is still valid at the time an application for a building permit is filed: zone change, height district change, specific plan exception, conditional use, variance, tract map, parcel map, project permit pursuant to an interim control ordinance, coastal development permit or zoning administrator approval pursuant to Section 12.27 of the Code.

E. Corrective grading as determined by the Department of Building and Safety shall be exempt from the provisions of this Specific Plan.

Sec. 4. DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.0401 of the Code, if defined therein.

Alignment: Location of the paved surface of Mulholland Drive shown on "Plan and Profile" or "Plan" documents, on file in the City Engineer's vault, as having been built prior to the effective date of this Specific Plan.

Bikeway: The shoulders of Mulholland Drive designated for use by bicyclists.

Board: The Mulholland Scenic Parkway Design Review Board.

Core Trail: A continuous trail within the right-of-way, designated on maps 1B through 6B, and designed for use by hikers, joggers and equestrians.

Director: The Director of the City Planning Department or his or her authorized representative.

Downslope Lot: Land which lies at an elevation less than the elevation of Mulholland Drive along the right-of-way.

Inner Corridor: The Mulholland Scenic Parkway right-of-way plus the additional area which extends 500 feet outwards from the outermost boundaries of the right-of-way, as designated on maps 1A through 6A by a thick solid black line and labeled MPI.

Institutional Use: Schools, churches and accessory buildings thereto.

Institutional Use Corridor: An area parallel to and 500 feet northerly and 500 feet southerly of the Mulholland Drive right-of-way, designated on maps 3A and 4A with a dashed black line and labeled as MPIII, beginning on the west at the intersection of Mulholland Drive and the Centerline of Corda Drive and terminating on the east at the west line of the San Diego Freeway. Also, an area parallel to and 500 feet southerly of Mulholland Drive right-of-way beginning on the west at the east line of the San Diego Freeway and terminating on the east at a line that is parallel to and 400 feet westerly of the centerline of Roscomare Road.

Landform Grading Manual: A document, adopted by the City Council in June of 1983, and any amendments thereto, for the purpose of improving the aesthetic quality of hillside development projects through site planning techniques and landform grading, when safety conditions permit.

Major Vista Point: An area in the Mulholland Drive right-of-way, designated on maps 1A through 6B, which has exceptional mountain, ocean and/or city views and is set aside for public use.

Outer Corridor: That area which lies between the Inner Corridor's outermost boundary and one-half mile outward from the right-of-way, as designated on maps 1A through 6A by a dashed black line and labeled MPII.

Project: The construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot located in whole or in part within the Specific Plan Area; or any construction, alteration, conversion, or change of use of any building, structure or land in the right-of-way. For purposes of this Specific Plan, the term project shall not include interior remodeling.

Prominent Ridge: A mountain ridge which is visible from Mulholland Drive and is designated on maps 1B through 6B.

Scenic Parkway: That area designated on maps 1A through 6A and which includes the right-of-way, inner Corridor (MPI), outer corridor (MPII) and the institutional use corridor (MPIII).

Stream: A stream designated on the Mulholland Topographic/Lot-line maps on file with the Department of City Planning, which may include a water course having a surface or subsurface flow that supports or has supported riparian vegetation.

Upslope Lot: Land which lies at an elevation greater than the elevation of Mulholland Drive along the right-of-way.

View: A scenic pictorial sight of a mountain, ocean and/or city landscape.

Viewshed: A visual field within the inner corridor, with a seven degree angle determined by the line of sight at four feet above the edge of Mulholland Drive as depicted in Figure A.

Visible Project: A project on a lot which can be seen with normal 20-20 vision from a location on Mulholland Drive anywhere within the lot's visibility arc.

Visibility Arc: The arc of a circle that intersects Mulholland Drive which has a radius of three-quarters of a mile and its center located at the midpoint of the project lot(s).

Sec. 5. INNER CORRIDOR REGULATIONS.

A. Uses.

All projects visible from Mulholland Drive and located within the inner corridor shall conform to the following regulations:

1. Permitted Uses. The following uses shall be permitted subject to the following limitations:

- a. One-family dwellings and related parking and accessory buildings, provided they conform to the requirements of Subsection D of this Section;
- b. Fences, gates, and walls, provided they conform to the requirements of Subsection D 4 of this Section;
- c. Driveways, provided they conform to the requirements of Section 7 C of this Specific Plan;
- d. Night lighting on private property, provided it is low-height, low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property;

e. Landscape materials and associated irrigation equipment, provided they conform to the requirements of Section 10 of this Specific Plan;

f. A core trail, provided the design and location conforms to the requirements of Section 8 of this Specific Plan;

g. Major vista points, provided they conform to the requirements of Section 9 of this Specific Plan.

2. Discretionary Uses. The uses listed in paragraph b, below, may be permitted, provided the Director pursuant to Section 11 approves said uses after making the following findings:

a. Findings.

- i. The use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive.
- ii. The use preserves the residential character along the right-of-way.
- iii. The use is compatible with the scenic parkway environment.
- iv. The use preserves and/or enhances land having exceptional recreational and/or educational value.
- v. Any grading is minimized.
- vi. Any graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- vii. The use preserves the natural topography, prevents erosion and protects native vegetation.
- viii. The use preserves the ecological balance.
- ix. The use protects the prominent ridges, streams and environmentally sensitive areas, and the aquatic, biologic and topographic features therein.
- x. The use protects identified archaeological and paleontological sites.
- xi. The use minimizes driveway and private street access into the right-of-way.
- xii. The use minimizes the visual intrusion of lighting into the right-of-way.

In approving a discretionary use pursuant to Section 11, the Director may impose conditions to protect the public interest, to assure a project is compatible with adjacent uses, and to secure an appropriate project in harmony with the objectives of this Specific Plan.

b. Uses.

- i. Notwithstanding the provisions of Los Angeles Municipal Code Section 12.27 I to the contrary: Private recreational facilities and associated lighting including, but not limited to the following: parks, playgrounds, nature centers, equestrian facilities and game courts, except that a tennis court may only be allowed if located on a lot with an area of 15,000 square feet or more.
- ii. Temporary uses and structures required by special events held within the Specific Plan area.
- iii. Schools, churches and accessory buildings thereto, provided they are located within the institutional use corridor.
- iv. Open parking in front yards adjacent to Mulholland Drive right-of-way.
- v. Public recreation and environmental education projects may be located on publicly-owned land that is designated as open space by the respective community plan and/or the Open Space Element of the General Plan.

3. Exempted Uses. Buildings, structures, fences, gates, walls, recreation facilities and landscaping which are legally existing on or before the effective date of this Specific Plan are exempt from the regulations of this Specific Plan.

4. Prohibited Uses.

- a. A tennis court on a lot with an area of less than 15,000 square feet.
- b. Sanitary landfills.

5. Utility Related Structures. After receipt of the recommendations of the Board and the Director, the City Planning Commission shall make recommendations on the construction of utility related structures, such as power transmission lines, power distribution stations, telecommunication facilities, pumping stations, water tanks, water reservoirs, and water and gas lines. Such recommendations shall be based on the findings set forth in subdivision 2 and based on whether feasible alternate locations do not exist outside the inner corridor and whether the

facilities are designed, constructed and colored to minimize their visual intrusion on the parkway.

B. Environmental Protection Measures.

1. Prominent Ridges.

a. Grading on Prominent Ridges.

Notwithstanding Subsection C below, prominent ridges shall not be graded, altered or removed without the prior written approval of the Director pursuant to Section 11. The Director may approve up to 1,000 cubic yards of grading of a prominent ridge after making the following findings:

- i. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- ii. The grading is compatible with the natural topography.
- iii. The Department of Building and Safety has determined that grading will minimize erosion.
- iv. The grading is necessary to allow the owner reasonable use of the lot.
- v. The grading will allow for a project more compatible with the purposes of the Specific Plan.

b. Construction. Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent ridge, but not exceeding the top after making the following findings:

- i. The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.
- ii. The placement of the building and/or structure complements the view from Mulholland Drive.
- iii. The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.
- iv. The placement of the building and/or structure will allow for a project more

compatible with the purposes of the Specific Plan.

2. Streams. No project shall be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either stream bank without the prior written approval of the Director pursuant to Section 11. In granting an approval, the Director shall make the following findings:

- a. The applicant has employed a biologist to prepare a report which contains the following: the location(s) of the stream's banks, an assessment of the riparian resources, an evaluation of the project's impact on the riparian resources and a recommendation of feasible mitigation measures.
- b. The applicant has submitted to the Director for his approval, a copy of the biologist's report and a covenant and agreement which runs with the land and which states that the mitigation measures recommended by the biologist and approved by the Director will be incorporated in the project and maintained. The covenant and agreement shall be recorded by the applicant.
- c. The project preserves the natural vegetation and the existing ecological balance.
- d. The project protects prominent ridges, streams, and environmentally sensitive areas and the aquatic, biologic geologic and topographic features therein.
- e. The project will not damage the integrity of a stream.

3. Projects Near Parklands. No project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director pursuant to Section 11. The Director may approve the construction of a project or grading within 200 feet of public parkland after making the following findings:

- a. The project preserves the residential character along the right-of-way.
- b. The project will minimize erosion.
- c. The project preserves the natural vegetation and the existing ecological balance.
- d. The project protects identified archaeological and paleontological sites.
- e. The project minimizes driveway access into the right-of-way.

4. Oak Trees. Mo oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved

without the prior written approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings:

- a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters.
- b. The oak tree is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location.

5. Archaeological and Paleontological Resources.

Applicants which propose to grade more than 50 cubic yards per 5,000 square feet of lot area shall submit to the Director a preliminary archaeological and paleontological record search from the State Regional Archaeological Information Center (UCLA). If this search reveals that archaeological and paleontological resources may be located on the lot, the applicant shall file an environmental assessment with the Planning Department.

C. Grading.

1. No grading in excess of one cubic yard of earth per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.
- c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- d. The Department of Building and Safety has determined that grading will minimize erosion.

2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. Building Standards.

1. Viewshed Protection. No building or structure visible from Mulholland Drive on an upslope or downslope lot shall penetrate the viewshed without the prior written approval of the Director pursuant to Section 11. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. The Director may approve a project's penetration into the viewshed after making the following findings:

- a. The Department of Building and Safety has determined that the height of the project does not exceed the height limit in lowed in paragraphs a, b or c of subdivision 2.
- b. The project is designed to complement the view from Mulholland Drive.

2. Allowable Building Heights.

a. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within the first 100 feet from the Mulholland Drive right-of-way, shall not exceed 15 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the exceed a height of 15 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

b. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located more than 100 hundred feet up to five hundred feet from the Mulholland Drive right-of-way, shall not exceed 30 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 30 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

c. On a downslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within 500 feet from the Mulholland Drive right-of-way, shall not exceed 40 feet as indicated on Figure A, but in no event shall any building or structure exceed a height that would cause such building or structure to penetrate the viewshed. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

3. Yard Requirements. Notwithstanding Z.A.I. Case 1270, buildings and structures located on lots that abut the right-of-way and are 100 or more feet in depth shall be constructed with the following yards:

a. Front - There shall be a front yard of not less than 20% of the depth of the lot, but which need not exceed 40 feet.

b. Side - There shall be a side yard on each side of the main building of not less than 10% of the width of the lot, but which need not exceed 20 feet.

4. Fences, Gates and Walls. All fences, gates and walls visible from Mulholland Drive shall be constructed of the following materials: rough-cut, unfinished wood; native-type stone; split-face concrete block; textured plaster surface walls; black or dark green chain link or wrought iron; or a combination thereof.

5. Drain Pipes laid on the ground and visible from Mulholland Drive shall be black or earth tone brown.

6. Utilities. The Advisory Agency, where feasible, shall require that all utilities installed in connection with the development of new subdivisions be placed underground.

7. Roofs. All roofs visible from Mulholland Drive shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices.

Sec. 6. OUTER CORRIDOR REGULATIONS.

A. Uses. All projects visible from Mulholland Drive and located within the outer corridor shall conform to the following regulations:

- 1. Permitted Uses.** The following uses shall be permitted subject to the following limitations: Any use permitted in the inner corridor is permitted in the outer corridor, except for those uses only permitted in the institutional use corridor. Provided, however, that one-family dwellings and related parking and accessory buildings shall conform to the requirements of Subsection D of this Section.
- 2. Commercial, low medium I residential and low medium II residential uses,** provided that they are consistent with the applicable community plan.
- 3. Discretionary Uses.** Discretionary uses permitted in the inner corridor are permitted in the outer corridor, except for those uses only permitted in the institutional use corridor.
- 4. Exempted Uses.** All uses exempted in the inner corridor are exempted in the outer corridor.
- 5. Utility Related Structures.** The provisions applicable to utility related structures in the inner corridor are applicable in the outer corridor.

B. Environmental Protection Measures. All the environmental protection measures required in the inner corridor are required in the outer corridor.

C. Grading.

- 1. No grading in excess of two cubic yards per four square feet of lot area per lot visible from Mulholland Drive** shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to four cubic yards per four square feet of lot area per lot after making the following findings:
 - a.** The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
 - b.** All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article I of Chapter IX of the Code.

c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

d. The Department of Building and Safety has determined that grading will minimize erosion.

- 2.** All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. Allowable Building Heights. The height of any building or structure visible from Mulholland Drive shall not exceed 40 feet as indicated on Figure B. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this Subsection by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

Sec. 7. MULHOLLAND DRIVE AND RIGHT-OF-WAY REGULATIONS.

A. Changes and/or Improvements. No change or improvement may be made to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, without the prior approval of the City Council acting after receipt of the recommendation of the Director. After receipt of there commendation of the Board, the Director may recommend approval after making the following findings:

- 1.** The project is required for public health and safety reasons.
- 2.** The project does not obstruct a scenic feature or resource.
- 3.** The project is compatible with the scenic parkway environment.
- 4.** The project is not inconsistent with the purposes and objectives of the Specific Plan.

B. Alignment and Design. Any change or improvement to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, shall conform to the following standards:

- 1. Roadway Alignment.** The paved portion of Mulholland Drive shall conform to its existing alignment from California State Highway Route 101 to the intersection of Topanga Canyon Boulevard, except as modified for safety reasons.

2. Right-of-Way Width. The width of the right-of-way shall conform to its existing approximately 100-foot wide corridor east from Laurel Canyon Boulevard to the Hollywood Freeway (Route 101), and to the approximately 200-foot wide corridor west of Laurel Canyon Boulevard to the City-County boundary.

3. Travel Lanes and Shoulders. Except as provided in subdivision 4 of this Subsection, Mulholland Drive shall consist of two travel lanes, one in each direction with a maximum width of 15 feet per lane and one or more shoulders, except for existing improvements between Topanga Canyon Boulevard and Saltillo Street, Encino Hills Drive and Corda Drive, and Beverly Glen Boulevard and Benedict Canyon Drive.

The shoulder shall be level with the roadway and shall serve as a bikeway. The shoulder shall be five feet wide, except that where a slope is required to be graded in order to provide the five foot shoulder, the shoulder may be less than five feet wide. The shoulder or shoulders shall be paved with asphalt or black concrete and shall be separated from the travel lanes by a solid lane stripe in accordance with the adopted standards of the Department of Transportation. If less than five feet is available on each side of the roadway for shoulders, only the uphill shoulder shall be paved. The shoulder or shoulders shall be marked "Bike Lane" and "No Parking" on the pavement by the Los Angeles Department of Transportation.

4. Turn Lanes.

a. Turn lanes shall not be permitted without the prior recommendation of the Director after receipt of the recommendation of the Board. The Director shall recommend approval of a turn lane where the Department of Transportation has determined that the turn lane is required to facilitate traffic movement and for safety reasons.

b. The turn lane shall be a maximum of 12 feet wide and the travel lane parallel to the turn lane shall be a maximum of 12 feet wide.

5. Speed Limit. To the extent permitted by state law, the posted speed limit for vehicles shall prohibit speeds in excess of 25 miles per hour.

6. Sidewalks, Curbs and Berms. No sidewalks or curbs shall be permitted. Only berms required for drainage control and/or erosion shall be permitted.

7. Median Strip. No median strip shall be constructed within the Mulholland Drive right-of-way.

8. Signs. The Department of Transportation shall post signs in the right-of-way indicating the location of the bikelane, core trail crossings, and the major vista points.

9. Plant Material. Existing fire resistant, native-type plants and trees shall be preserved and maintained to enhance the natural scenic character of the parkway. No oak trees shall be removed, cut down, or moved without the prior recommendation of the Director using the criteria set forth in Section 5 B 4 of this Specific Plan.

10. Existing Slopes. Existing slopes adjoining the roadway that show no signs of instability shall not be graded.

11. Rock Formations and Outcroppings. All natural rock formations and/or outcroppings, known or discovered during grading, should be preserved on-site and incorporated into the street design.

C. Access to Mulholland Drive.

1. Driveway Access. No driveway may intersect Mulholland Drive without the prior recommendation of the Director after receipt of the recommendation of the Board.

2. The Director may recommend approval of such driveway if the Director finds that none of the following alternatives are feasible:

- a. Access from other existing ways or alleys;
- b. Access from other potential public or private streets;
- c. Access from an easement over an existing driveway on an adjacent property; or
- d. Access from the shared use of existing driveway(s).

3. Driveway Paving. A driveway which intersects Mulholland Drive shall be paved. Gravel and similar loose materials shall be prohibited.

D. Lighting.

1. Sodium and mercury vapor lamps shall be prohibited.

2. Lighting standards within the right-of-way shall use cut-off type fixtures which focus the light directly onto the street and shoulders.

3. Lighting standards shall be located only in the immediate vicinity of major vista points and major intersections, except as provided in subdivision 5 of this Subsection.

4. The lamp shall cast a white light, similar to metal halide or incandescent lighting.

5. Where the Board of Public Works determines that a lighting standard is needed to improve parkway safety,

the location and design of said lighting standard shall have the prior recommendation of the Director after receipt of the recommendation of the Board. The Director may recommend approval of the location and design of a lighting standard after making the following findings:

- a. The lighting standard does not obstruct a scenic feature or resource.
- b. The lighting standard complements the views from Mulholland Drive.
- c. The lighting fixture proposed to be used reduces the visual intrusion of lighting into the right-of-way.

6. Existing lighting standards located in the right-of-way between Corda Drive and Encino Hills Drive, between Beverly Glen Boulevard and Benedict Canyon Drive, between Skyline Drive and Laurel Pass Avenue, between Laurel Canyon Boulevard and Dona Pegita Drive, and at Woodcliff Road should be redesigned by the Department of Public Works to reduce the glare, and cut-off fixtures should be installed to focus the light directly onto Mulholland Drive and the shoulders.

E. Features.

1. All guard rails shall be constructed according to Bureau of Engineering standards and shall have a wood facing treated and finished to achieve a rustic and/or natural appearance.
2. All historic survey monuments set during the original survey for Mulholland Drive shall be preserved at their original location.

Sec. 8. CORE TRAIL.

A. The core trail design and location shall be approved by the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of the core trail upon making the following findings:

1. The design and location of the core trail is consistent with the provisions of this Section.
2. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.
3. The landscaping is designed to complement the view from Mulholland Drive and the right-of-way.
4. The landscaping is designed to promote safety and require a minimum of security measures.
5. The landscaping is consistent with Section 10 of this Specific Plan.

6. Any signs are designed to prevent vandalism and are placed so as to identify the location of the core trail.

B. Location. The core trail shall be a continuous trail within the right-of-way. It shall be constructed generally parallel to, but not within the shoulders, except where physical constraints necessitate development adjacent to Mulholland Drive.

C. Design. Where feasible, the core trail shall consist of two distinct, generally parallel pathways separated by vegetation, topography or other means. It shall not be paved with a hard surface. One pathway shall be designated for use by hikers and joggers and the other designated for use by equestrians.

D. Maintenance. The Department of Recreation and Parks shall be responsible for maintaining all landscaping along the core trail.

Sec. 9. MAJOR VISTA POINTS.

A. Location. Fourteen major vista points (MVP) are designated on maps 1B through 6B and listed below:

1. **Hollywood Bowl MVP** - (Olympics 1984 Overlook) (1 mile west of the Hollywood Freeway).
2. **Universal City MVP** (0.1 miles east of Torreyson Place).
3. **Fryman Canyon MVP**, (0.7 miles west of Laurel Canyon Boulevard).
4. **Summit MVP** (1.9 miles west of Laurel Canyon Boulevard).
5. **Deep Canyon MVP** (0.1 miles east of Benedict Canyon Drive).
6. **Nicada MVP** (0.4 miles west of Beverly Glen Boulevard).
7. **The Grove MVP** (0.9 miles west of Sepulveda Boulevard).
8. **San Vicente Mountain Park MVP** (0.4 miles west of Mandeville extended).
9. **Topanga State Park MVP** (0.3 miles west of Reseda Boulevard extended).
10. **"A" MVP** (Between Reseda Boulevard extended and Vanalden Avenue extended).
11. **"B" MVP** (Between Reseda Boulevard extended and Vanalden Avenue extended).
12. **Corbin MVP** (0.25 miles west of Sepulveda Boulevard).

13. **"C" MVP** (West of Winnetka Avenue extended).

14. **"D" MVP** (West of Natoma Avenue extended).

B. Development. No new major vista point (nos. five through fourteen above) shall be constructed without the prior approval of the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of a major vista point upon making the following findings:

1. The facilities and landscaping are designed to complement the view from Mulholland Drive and the right-of-way.
2. The facilities and landscaping are designed to require a low-level of maintenance.
3. The facilities and landscaping are designed to promote safety and require a minimum of security measures.
4. The parking facilities are adequate to accommodate public use.
5. Ingress and egress are designed to promote safety and minimize traffic congestion on Mulholland Drive.
6. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.
7. The lighting is designed to minimize light and glare on Mulholland Drive and the right-of-way.
8. The landscaping is consistent with Section 10 of this Specific Plan.
9. Any signs are designed to prevent vandalism.

C. Maintenance. The Bureau of Street Maintenance of the Department of Public Works shall be responsible for maintaining the landscaping at all major vista points.

Sec. 10. LANDSCAPING.

A. Standards. Any public or private landscaping installed on or after the effective date of this Specific Plan shall conform to the following standards:

1. **Graded Slopes.** Graded slopes shall be landform graded in accordance with the provisions of the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code. Slopes which cannot be landform graded shall be landform planted in accordance with the provisions of the Landform Grading Manual. Landscaping shall be installed within six (6) months of the completion of any grading.

2. Location. Plant material in the inner corridor shall not obstruct the view from Mulholland Drive and the right-of-way.

3. Type. Landscaping shall predominantly consist of native-type fire resistant plant materials.

4. Oak Trees. Oak trees shall not be removed except as set forth in Sections 5 B 4 or 7 B 9 of this Specific Plan.

5. Replacement Trees. Native trees, including oak trees, which are removed shall be replaced with the same type of tree according to the following replacement schedule:

<u>TYPE OF TREE</u>	<u>REPLACEMENT SIZE AND QUANTITY</u>
Quercus agrifolia lobata, q. Virginiana	36-inch box (2 for 1 replacement)
All other.	15 gallon (2 for 1 replacement)

6. Maintenance. An automatic irrigation system shall be installed where necessary to sustain plants and trees and a fire resistant corridor.

B. Prohibited Plant Material. The following plant material shall not be planted in the scenic corridor parkway on or after the effective date of this Specific Plan.

PROHIBITED PLANT MATERIAL

Acacia decurrens (GREEN WATTLE)

Acacia melanoxylon (BLACKWOOD ACACIA)

Achillea millefolium (COMMON YARROW)

Ailanthus altissima (TREE-OF-HEAVEN)

Albizia distachya (PLUME ALBIZIA)

Atriplex semibaccata (AUSTRALIAN SALT BUSH)

Bamboo sp.

Brassica sp.

Calocedrus decurrens (INCENSE CEDAR)

Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)

Cirsium vulgare and all other thistles

Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)

Cotoneaster lacteus

Cupressus sempervirens (ITALIAN CYPRESS)

Cytisus (BROOM)

Eucalyptus sp.

Hirschfeldia incana (WILD MUSTARD)

Lantana camara

PROHIBITED PLANT MATERIAL

Lobularia maritima (SWEET ALYSSUM)

Nicotiana glauca (TREE TOBACCO)

Oxalis pes-caprae (BERMUDA BUTTERCUP)

Palmae (PALM)

Pennisetum setaceum (FOUNTAIN GRASS)

Podocarpus

Rhus

Ricinus communis (CASTER BEAN)

Robinia pseudoacacia (BLACK LOCUST)

Schinus terebinthifolius (BRAZILIAN PEPPER)

Tamarix aphylla (ATHEL TREE)

C. Landscape Plan.

1. A landscape plan shall be submitted to the Board for review and recommendation.
2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

Sec. 11. DESIGN REVIEW PROCESS.

A. Jurisdiction. No permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board, except that projects described in Sections 7, 8 and 9, including changes or improvements to the paved portion of Mulholland Drive; core trails and major vista points, shall be reviewed and approved in accordance with the provisions of Sections 7, 8 and 9 of this Specific Plan; and utility related structures shall be reviewed in accordance with the provisions in Section 5 A 5 of this Specific Plan.

B. Composition. The Board is hereby established, which shall consist of seven voting members. The members shall be appointed by the Councilmembers of the Council Districts which are included within the Specific Plan area. One member shall be appointed by each of these Councilmembers. Each of the appointees shall reside in that Councilmember's district and live preferably in the inner corridor. One member shall be appointed by the Mayor and one member shall be appointed by the Santa Monica Mountains Conservancy Board of Directors. At least one member shall be a licensed architect registered civil engineer, one a registered landscape architect, and one a geo-technical engineer or geologist. At least three members shall reside within the Specific Plan area, preferably in the inner corridor.

C. Quorum. All members of the Board shall be entitled to vote. Four members of the Board shall constitute a quorum for purposes of conducting a meeting. The decision of the Board shall be concurred in by at least four members.

D. Terms. The initial members of the Board appointed so that the terms of the appointees are staggered. Three members shall be appointed for a three-year term. Thereafter, the term of each member appointed to a full term shall be five years.

E. Vacancies. In the event a vacancy occurs during the term of a member of the Board, the same official or successor of the official who appointed the member shall make an interim appointment to fill the unexpired term of the member. Where the member is required to have special qualifications, the vacancy shall be filled by a person having such qualifications.

F. Authority and Duties. The Board shall advise the Director on aspects of exterior design; site layout; grading; driveway access; landscaping; and height, bulk, materials, textures and colors of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in this Specific Plan.

The Board shall be prohibited from changing, altering, modifying or amending any final discretionary actions previously approved by the Los Angeles City Planning Commission, Los Angeles City Council or other discretionary decision making body.

However, with respect to development in the Specific Plan area and its consistency with this Specific Plan, the Board may advise the Advisory Agency on the layout and design of subdivisions, the City Planning Commission on zone changes and conditional uses, the Zoning Administrator on variances and conditional uses and the appropriate City decision-making body on any public project or discretionary action.

G. Fees. The application fees for processing a design review application shall be the same as established in Section 19.01 P of the Code for "Applications for Specific

Plan Design Review Approval," except as provided in Section 19.01 K 1 of the Code.

H. Design Guidelines. The Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations or clarifications of policies established by the Board. The guidelines shall not become effective until they are approved by the City Planning Commission. Copies of these guidelines shall be available from the Department of City Planning.

I. Procedure.

1. Applications. All applications for design review approval shall be submitted to the Office of General Planning of the City Planning Department on a form supplied by the Department. An application shall be deemed complete only if all the applicable items noted below are included with the application. Submittals shall not exceed 22" x 28" and shall be folded to fit into an 11" x 14" envelope.

- a. Vicinity location map.
- b. Site plan which includes 100 feet beyond the property lines.
- c. Topographic map.
- d. Grading plan.
- e. Elevations of existing and proposed structures, and significant landscape elements;
- f. Section(s) through the project. If the project is located in the inner corridor, the section(s) shall extend to Mulholland Drive.
- g. Floor Plan.
- h. Landscape plan. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.
- i. Photographs, taken on Mulholland Drive within the project's visibility arc. The visibility arc and the locations where the photographs were taken shall be indicated on a map. These photographs shall provide two or more views of the project site, existing improvements, views, and significant features.
- j. Sign plan (where applicable).
- k. Samples of exterior building materials and colors.

l. If applicable, a completed copy of the City's environmental assessment form and all environmental data considered by the City's Environmental Review Committee.

m. If applicable, completed copies of all required Planning Department discretionary action application forms and radius, parcel and/or tract map(s).

n. If applicable, copies of the biologist's report and covenant and agreement required pursuant to Section 5 B 2 a of this Specific Plan.

o. If applicable, a preliminary archaeological/paleontological record search from the State Regional Archaeological Information Center (UCLA).

2. Board Action. The Director shall refer the application to the Board for its recommendation within 10 working days of the Department's acceptance of the completed application. The Board shall review the project and submit its findings to the Director within twenty (20) working days of such referral or within such additional time as is mutually agreed upon in writing between the applicant and the Board. These findings shall indicate a recommendation of approval, disapproval or conditional approval of the subject application.

Board meeting notices and agendas shall be posted 72 hours prior to all meetings. Board meeting minutes shall be available for public review within five working days of all meetings.

The Board shall use any applicable specific plans and/or adopted design guidelines which pertain to the area in which the project is located in evaluating the project. Additionally, the Board shall consider compliance with the following criteria:

- a. Whether the proposed project conforms to all provisions contained within the Specific Plan and any applicable specific plans or design guidelines.
- b. Whether the grading and/or the location of the project are designed so as to minimize the impact on visibility from Mulholland Drive and the right-of-way.
- c. Whether all proposed buildings, structures and recreational facilities are located so as not to obstruct a scenic feature or resource.
- d. Whether all proposed buildings, structures and recreational facilities are designed to complement the views from Mulholland Drive and are compatible with the parkway environment.

e. Whether the proposed buildings and structures are compatible with the surrounding buildings and parkway environment in terms of design, massing, height, materials, colors (subdued tones, natural materials and non-reflective materials and finishes shall be encouraged) and setbacks.

f. Whether the landscape design has a variety and quantity of native-type, fire-resistant plant materials throughout the project which are compatible with the scenic parkway.

g. Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.

h. Whether the grading is designed so as to create slopes with a natural appearance compatible with the characteristics of the Santa Monica Mountains.

i. Whether the site layout is designed so as to require a minimum of grading and retaining walls and protects prominent ridges, streams and environmentally sensitive areas.

j. Whether driveway access to Mulholland Drive is designed so as to require a minimum of grading and retaining walls.

k. Whether the lighting is designed so as to reduce the visual intrusion of light onto Mulholland Drive and the right-of-way.

l. Whether proposed major vista points, core trails and projects near parklands conform to all provisions in the Specific Plan.

3. Director's Determination. The Director, within 10 working days following receipt of the Board's recommendation, shall approve, disapprove, or modify the Board's recommendation. In the event the Director's determination differs from that of the Board, the Director shall make written findings supporting the determination. The Director shall forward a copy of the determination to the applicant, the Board, the Advisory Agency (if applicable), the Department of Building and Safety and the appropriate Council office.

J. Transfer of Jurisdiction. In the event the Board fails to act on an application within the time limit specified in this Specific Plan, the applicant may file a request for a transfer of jurisdiction to the Director for a determination of the original application. If such a request is filed, the Board shall lose jurisdiction. Such request shall be filed in the Office of General Planning of the City Planning Department. Thereupon, the request and the Board's files shall be transmitted to the Director, who shall make a decision within 20 working days of receipt of the Board's file.

K. Exemptions.

1. Criteria. An exemption from compliance with this Section shall be granted by the Director for a project which conforms to any of the criteria listed below:

a. The applicant is restoring a nonconforming building or structure pursuant to Section 12.23.A.4 of the Los Angeles Municipal Code.

b. The project consists of remodeling or repair of a single-family dwelling and/or accessory structures which conform to all of the following:

i. Color, materials and design of exterior changes, including landscaping, are consistent with the intent and provisions of this Specific Plan.

ii. The total cumulative floor area of all additions does not exceed 900 square feet.

iii. The building height does not exceed the standards set forth in this Specific Plan.

iv. The project involves no change of access onto the right-of-way.

v. The project is not on a prominent ridge and/or does not break an existing skyline.

vi. The project is not located on a lot which contains a stream.

vii. The project does not propose grading.

2. Procedure. Applicants seeking an exemption to the design review process shall submit a completed design review exemption application form to the Office of General Planning of the City Planning Department. If the proposed project conforms to the criteria set forth above, the Director shall grant an exemption within 10 working days of the receipt of the application.

L. Appeals. Any applicant, City Council member, the Mayor, or any other interested person who is adversely affected by the Director's determination or action made pursuant to this Specific Plan, may appeal the Director's determination or action to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals shall be made within 15 days after the date of mailing of the Director's determination or action or the City Planning Commission's determination if appealed to the City Council, in accordance with the procedures prescribed for Tentative Maps in Section 17.06 of the Code.

Fees for filing an appeal by the applicant, shall be the same as those for an appeal from a decision on an application for specific plan design review approval as set forth in Section

19.01 P of the Code, except as provided in Section 19.01 K I of the Code. Fees for appeals by a person other than the applicant shall be the same as those provided in Section 19.01 K 2 of the Los Angeles Municipal Code.

M. Additional Review and Approval of Revised Project.

Following the approval of a design review application, no change shall be made to any portion of a plan reviewed and approved by the Director, or City Planning Commission, or City Council, without additional review and approval of the Director acting on a recommendation of the Board.

Sec. 12. SEVERABILITY.

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision application, and to this end the provisions and clauses of this ordinance are declared to be severable.

MULHOLLAND SCENIC PARKWAY
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

ADMINISTRATIVE RESPONSIBILITIES

Applicant

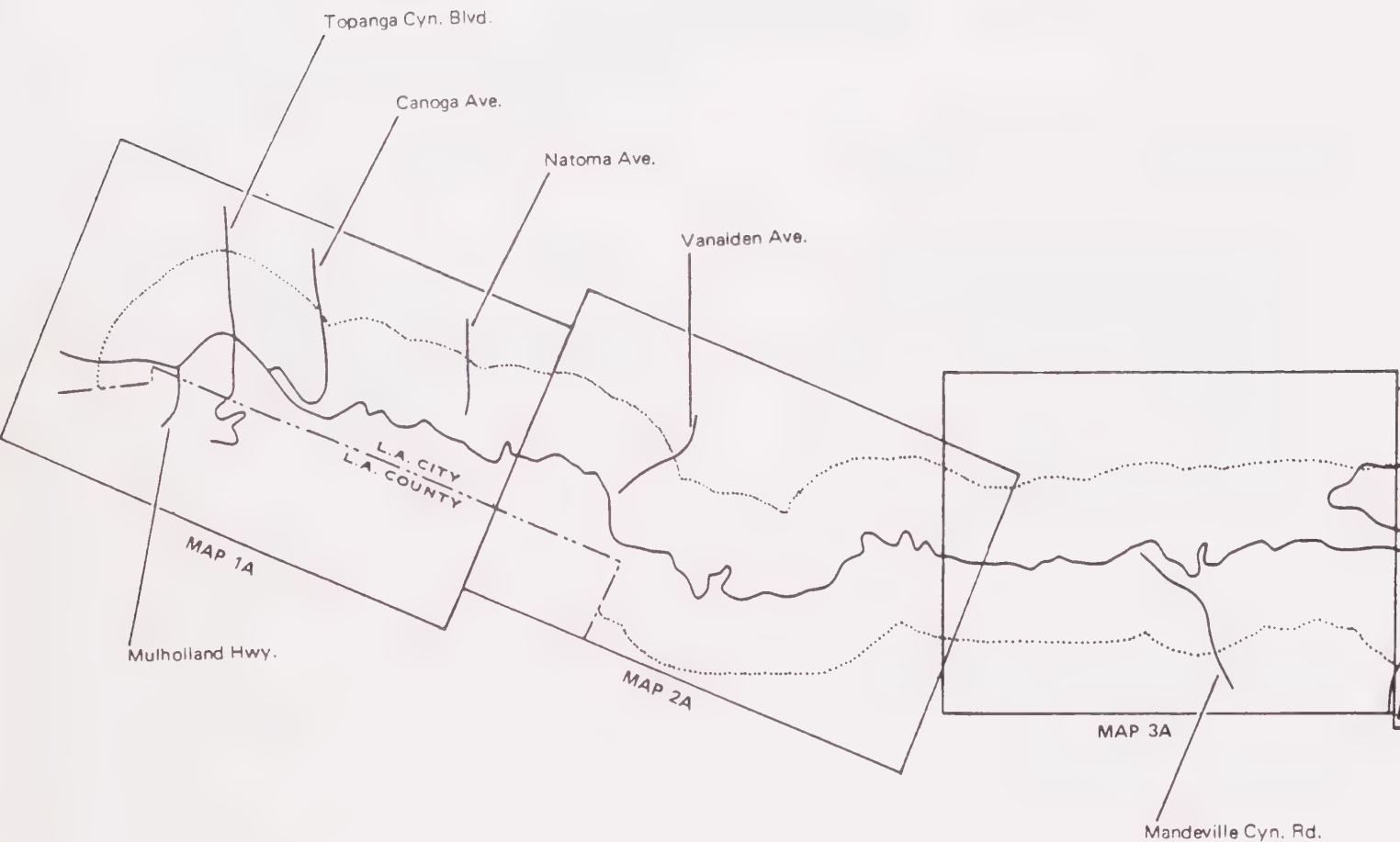
- Applicant must file an application for Design Review for any project visible from Mulholland Drive and/or which does meet the exemption provision of the Specific Plan
- Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's Determination.

Design Review Board

- The Mulholland Scenic Parkway Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

Department of City Planning

- The Director of Planning, upon receipt of the Mulholland Scenic Parkway Design Review Board's Action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.



MULHOLLAND SCENIC PARKWAY

SPECIFIC PLAN

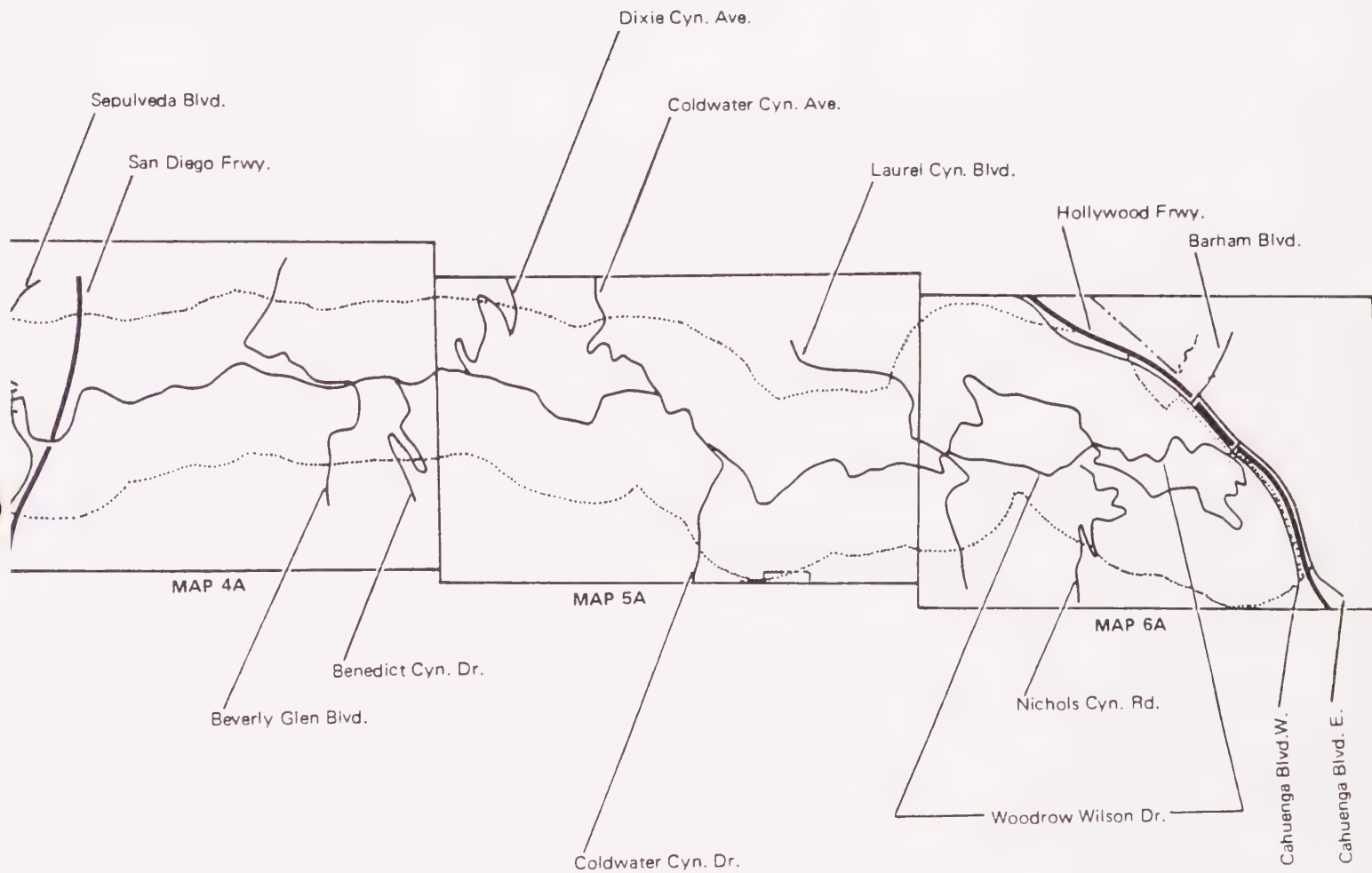


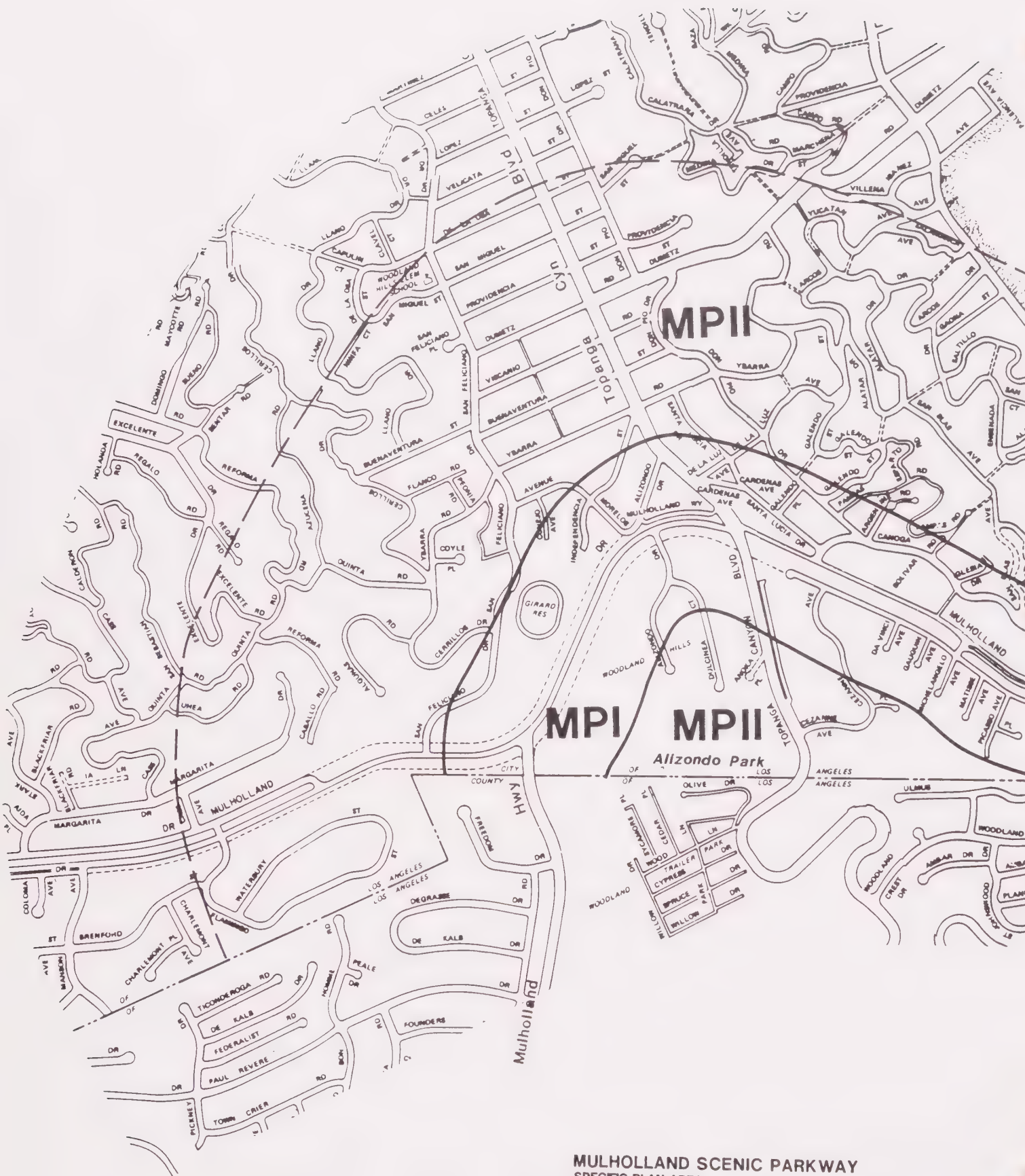
SPECIFIC PLAN AREA

BOUNDARY DEFINITION MAP SERIES KEY

"A" Series delineates Overlay Zone Boundaries

"B" Series illustrates approximate location of Recreational Features





MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

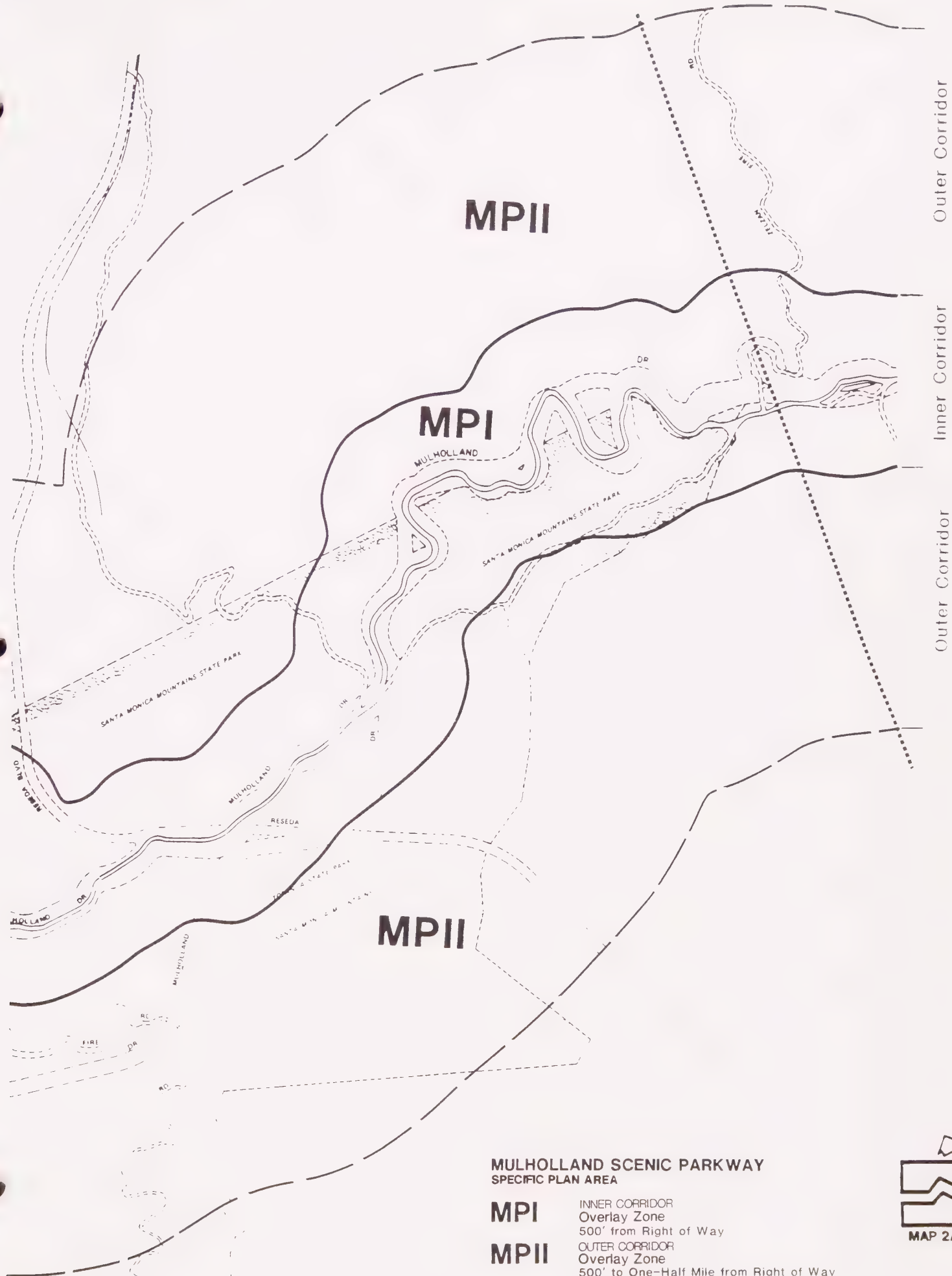
MPI

INNER CORRIDOR
Overlay Zone
500' from Right of Way

MPII

OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way





MPII

MPI

MPII

Outer Corridor

Inner Corridor

Outer Corridor

**MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA**

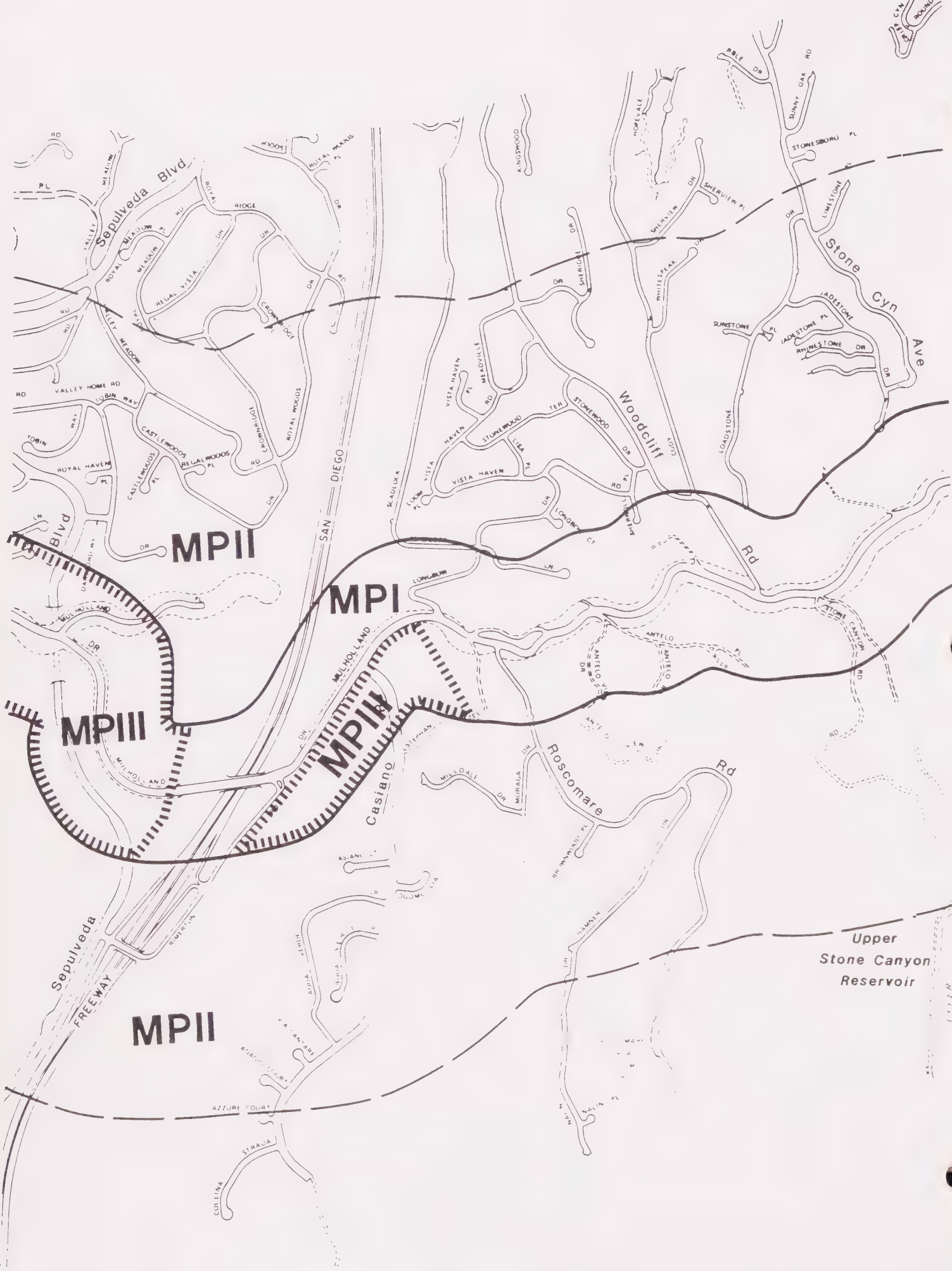
MPI

INNER CORRIDOR
Overlay Zone
500' from Right of Way

MPII

OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way





MPII

MPI

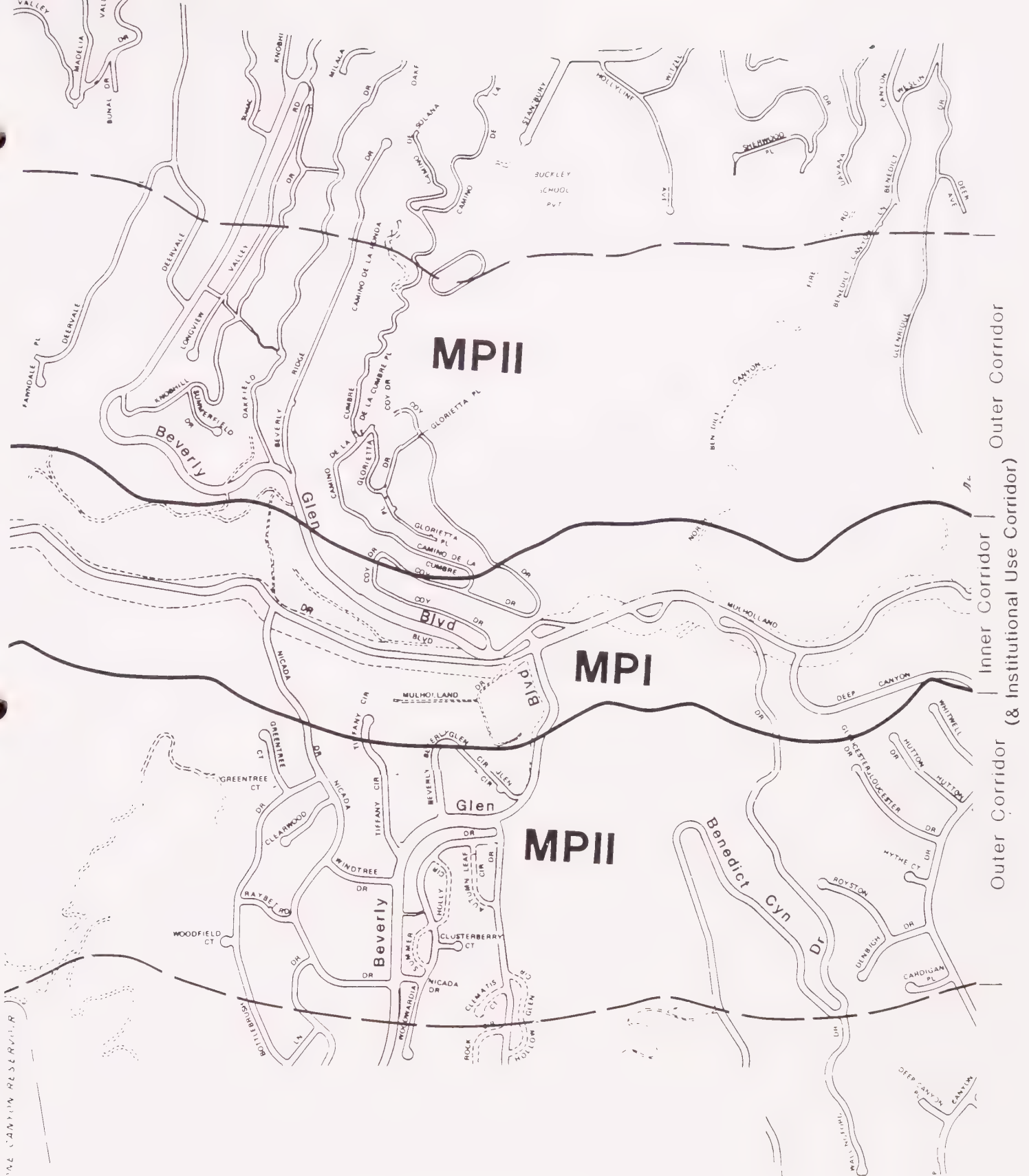
MPIII

MPIII

Casiano

Roscomare

Upper
Stone Canyon
Reservoir



MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

- MPI** INNER CORRIDOR
Overlay Zone
500' from Right of Way
- MPII** OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way
- MPIII** INSTITUTIONAL USE CORRIDOR



Mountain Headquarters

MP II

MPI

Laurel Canyon Park

MP II

MAP 5A

Outer Corridor

Inner Corridor

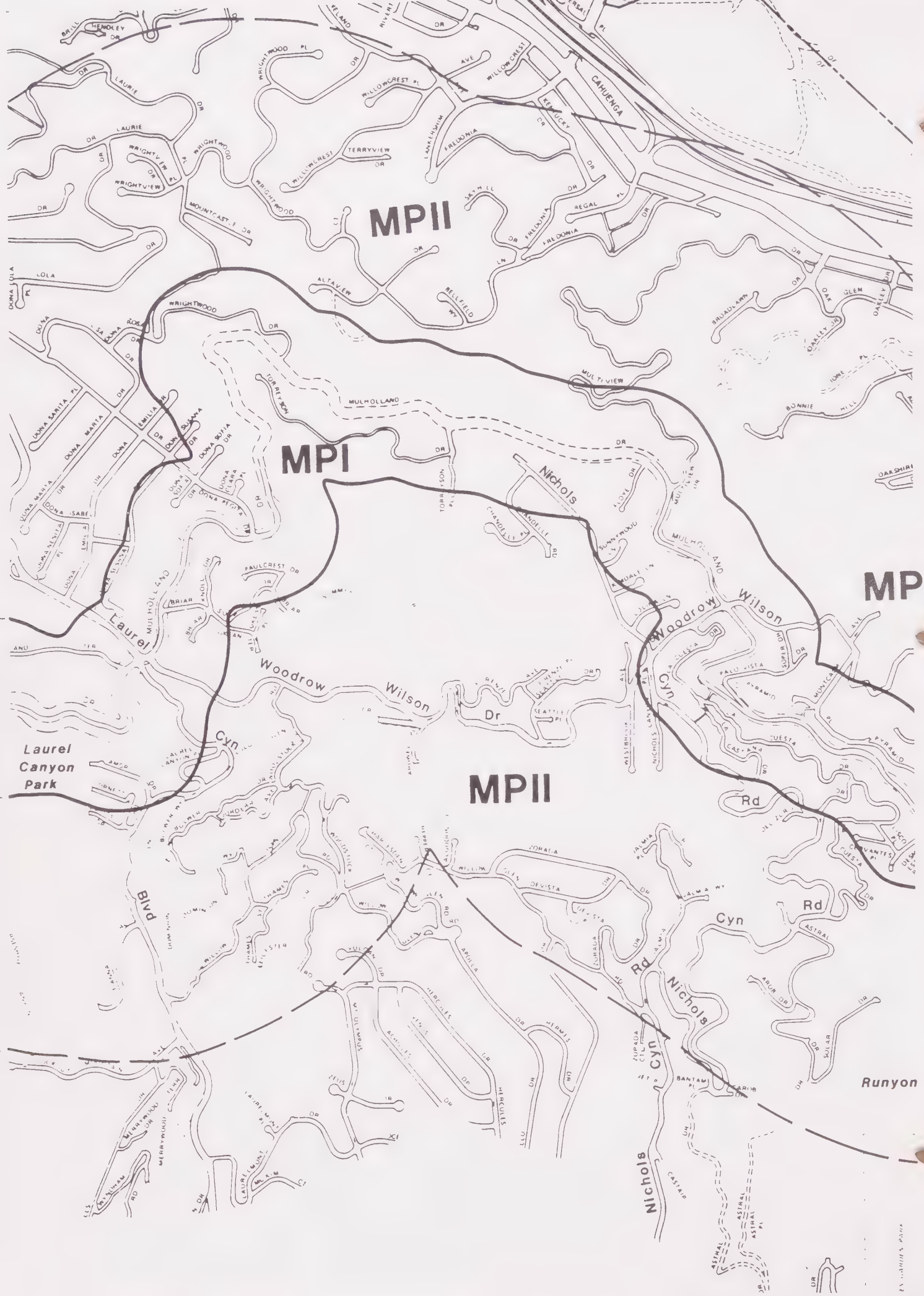
Outer Corridor



Outer Corridor

Inner Corridor

Outer Corridor



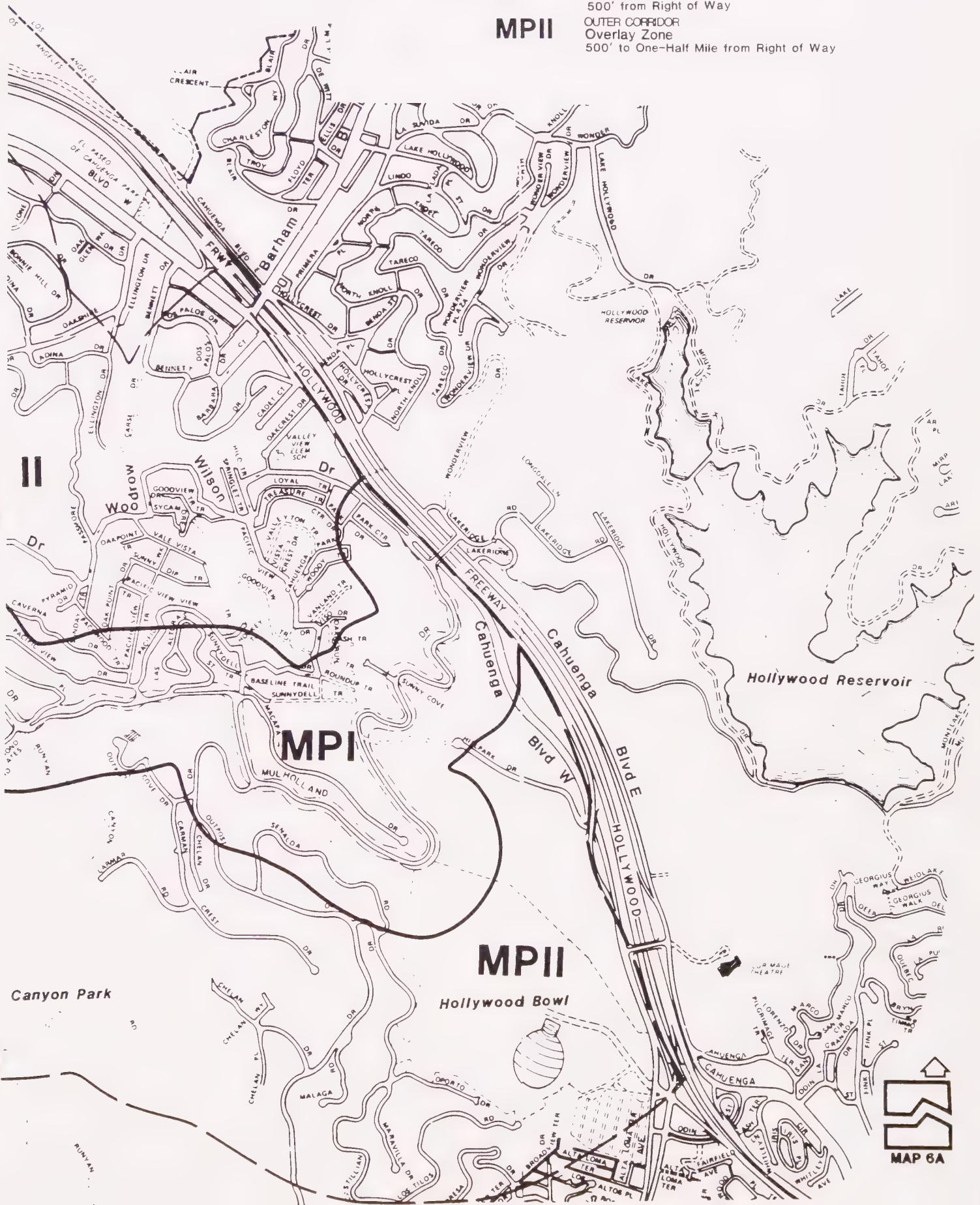
**MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA**

MPI

INNER CORRIDOR
Overlay Zone
500' from Right of Way

MPII

OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way





MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

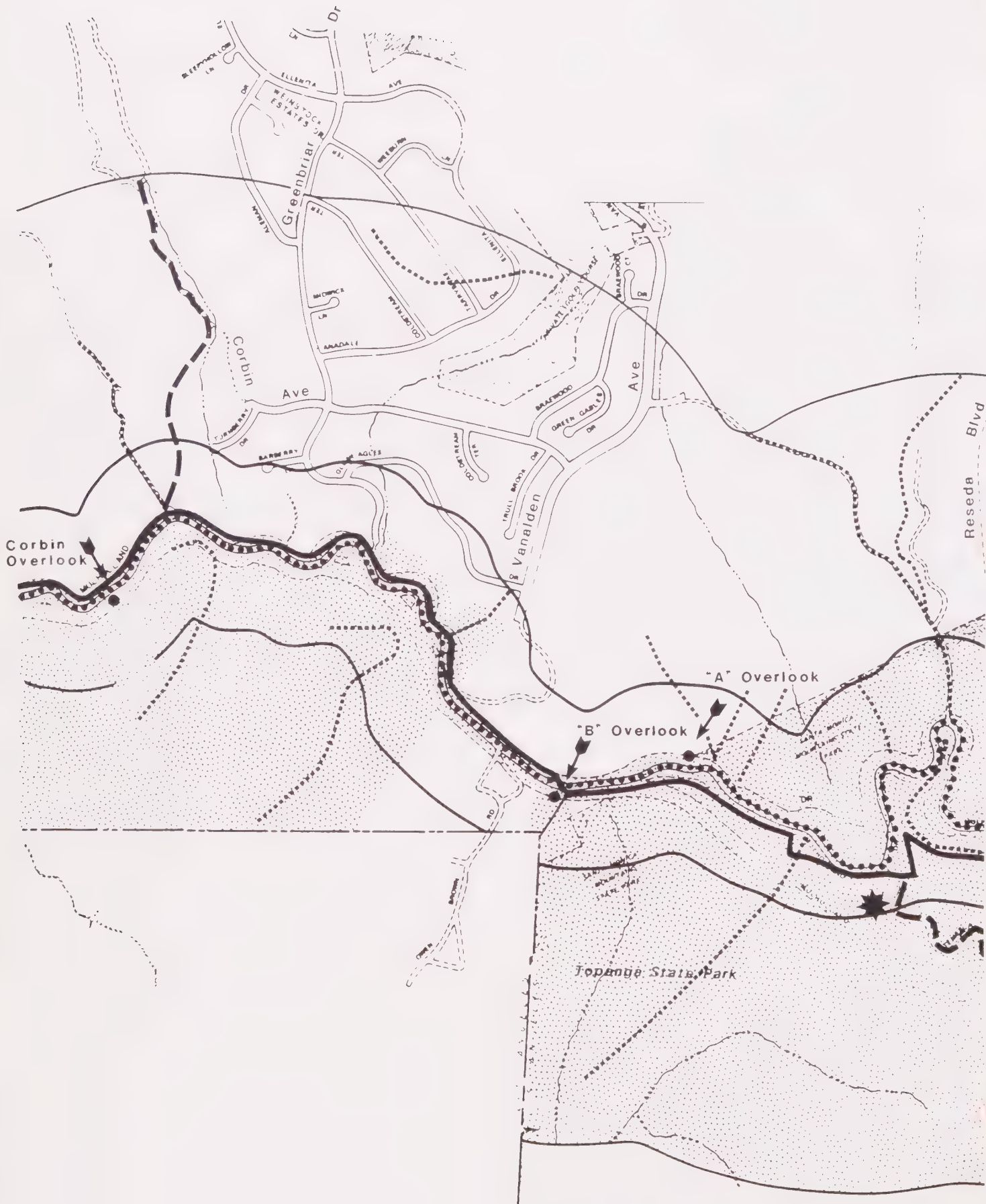
- Publicly-Owned Open Space
- Roadway
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road
- Proposed Trail
- Prominent Ridge
- Public Parkland

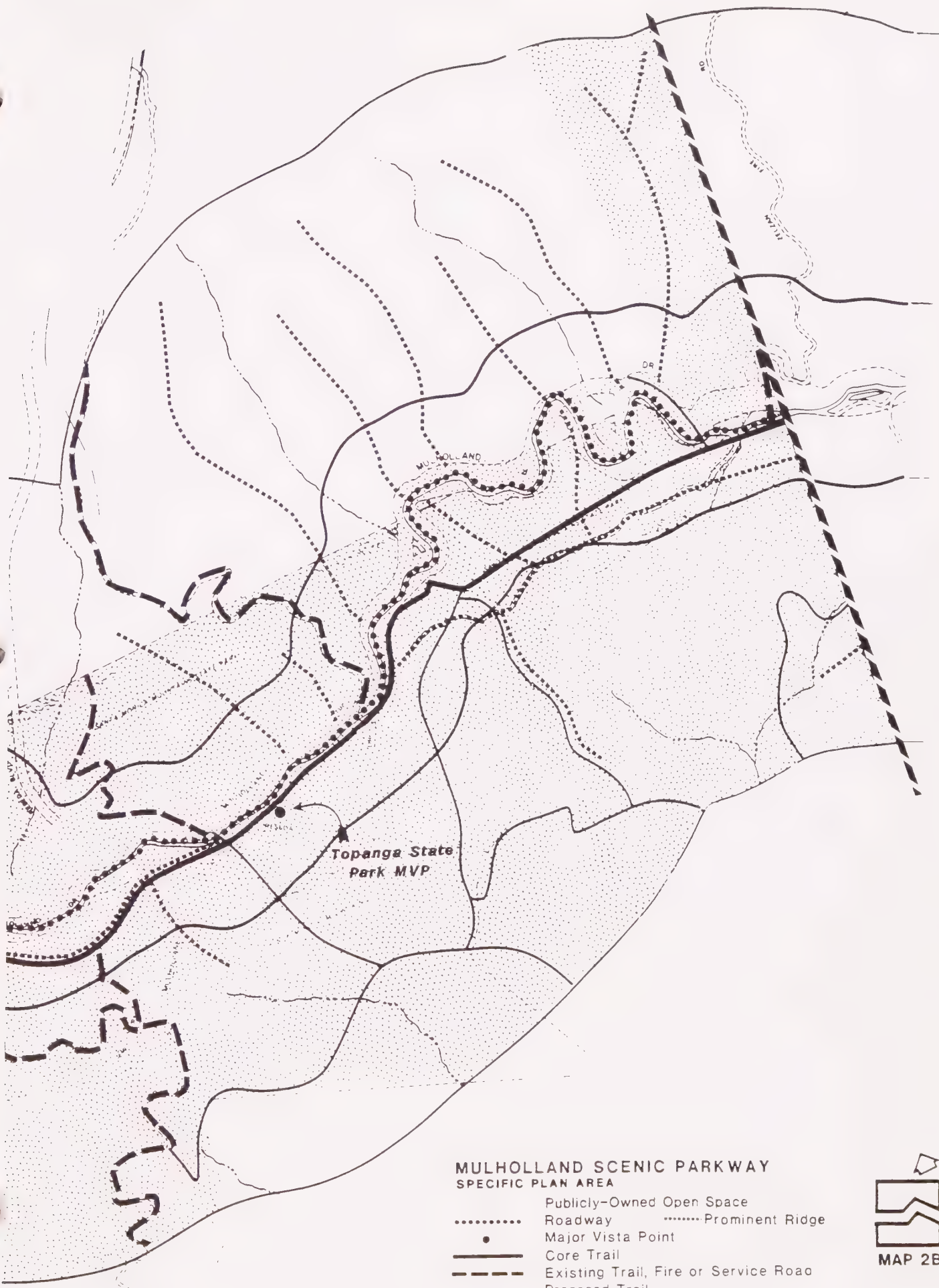


Outer Corridor

Inner Corridor

Outer Corridor





Outer Corridor
Inner Corridor
Outer Corridor

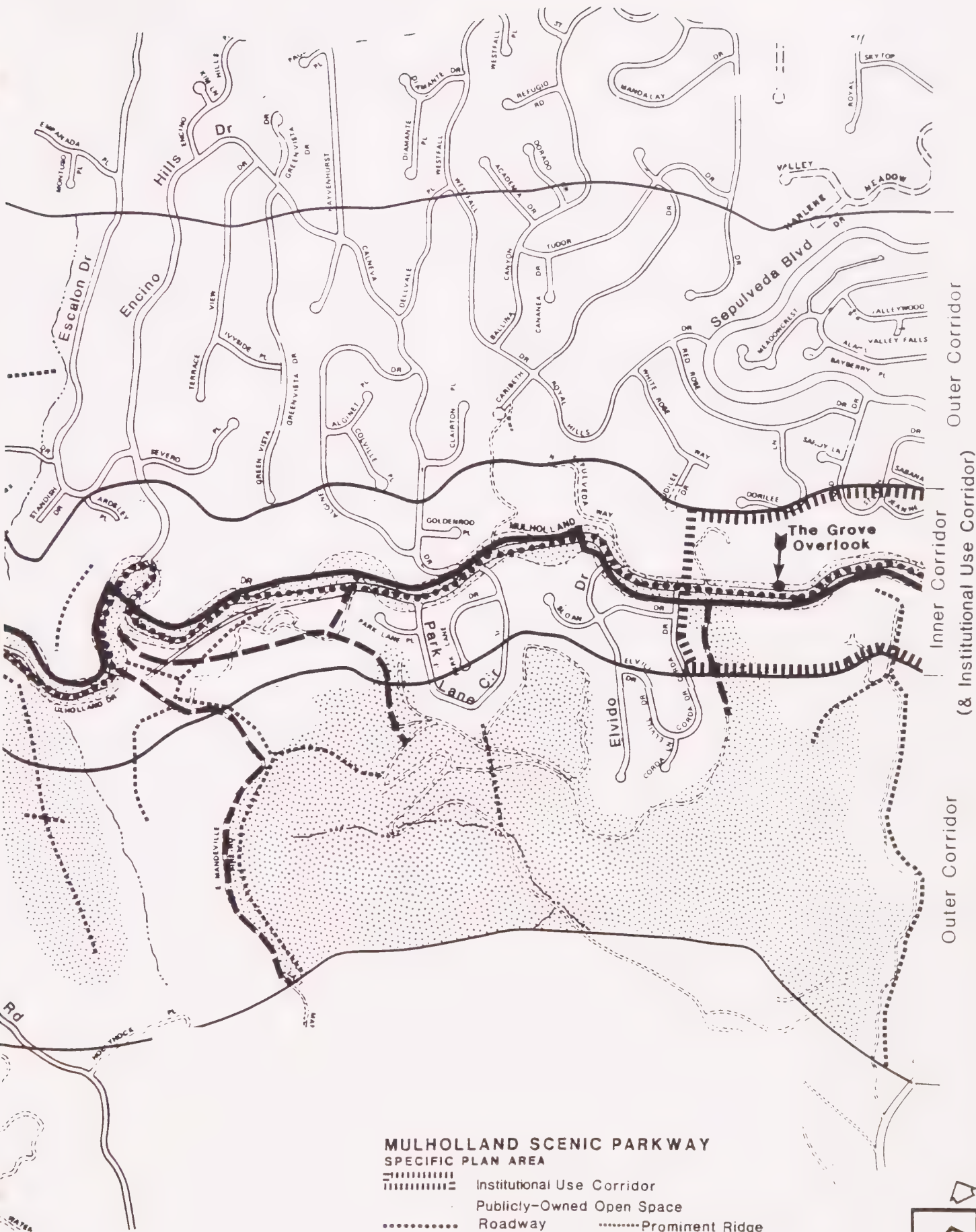
**MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA**

- Publicly-Owned Open Space
- Roadway
- Prominent Ridge
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road
- Proposed Trail
- ★ Organized Group Meeting Area



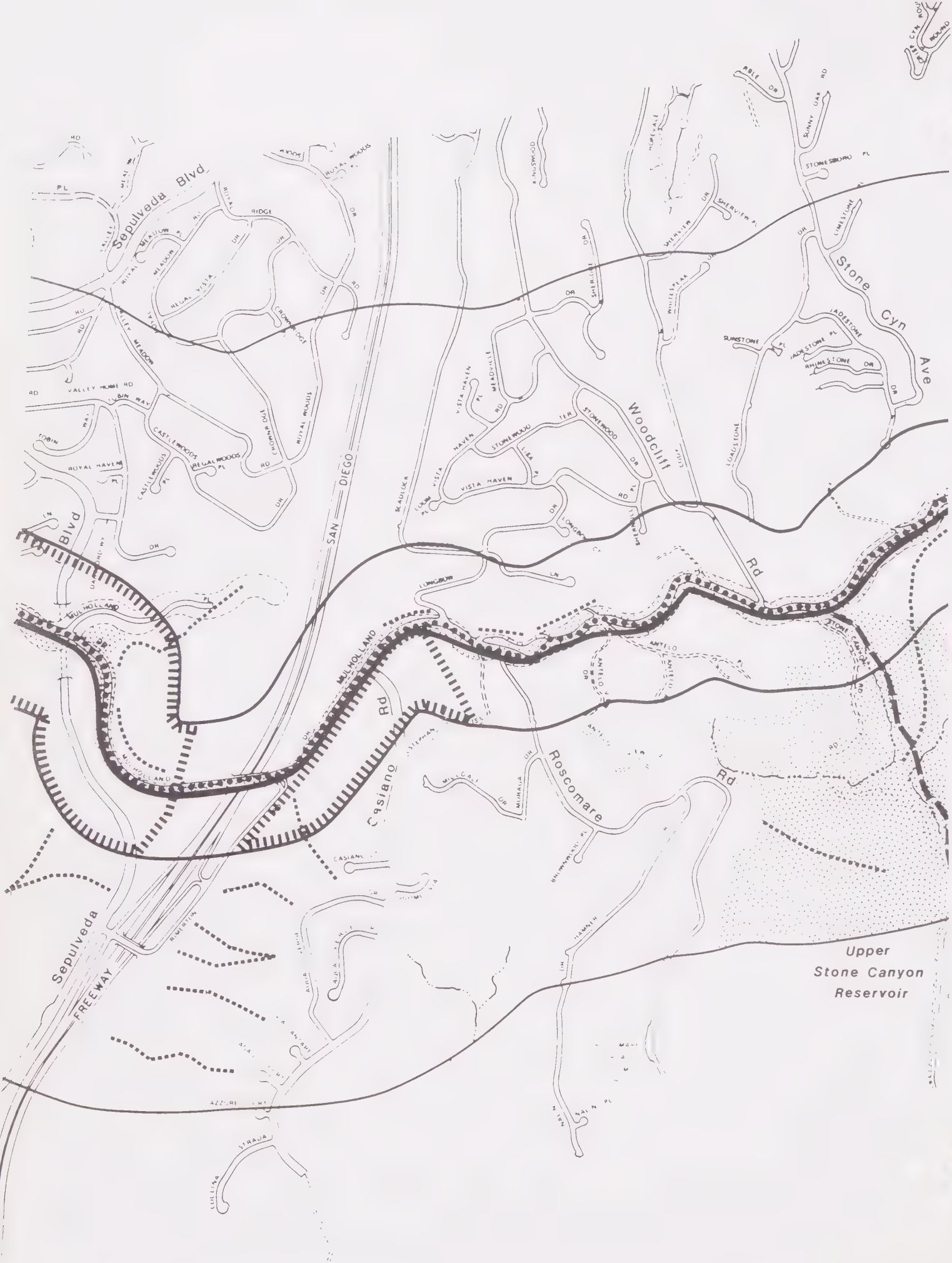
MAP 2B





MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

- Institutional Use Corridor
- Publicly-Owned Open Space
- Roadway
- Prominent Ridge
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road
- Proposed Trail

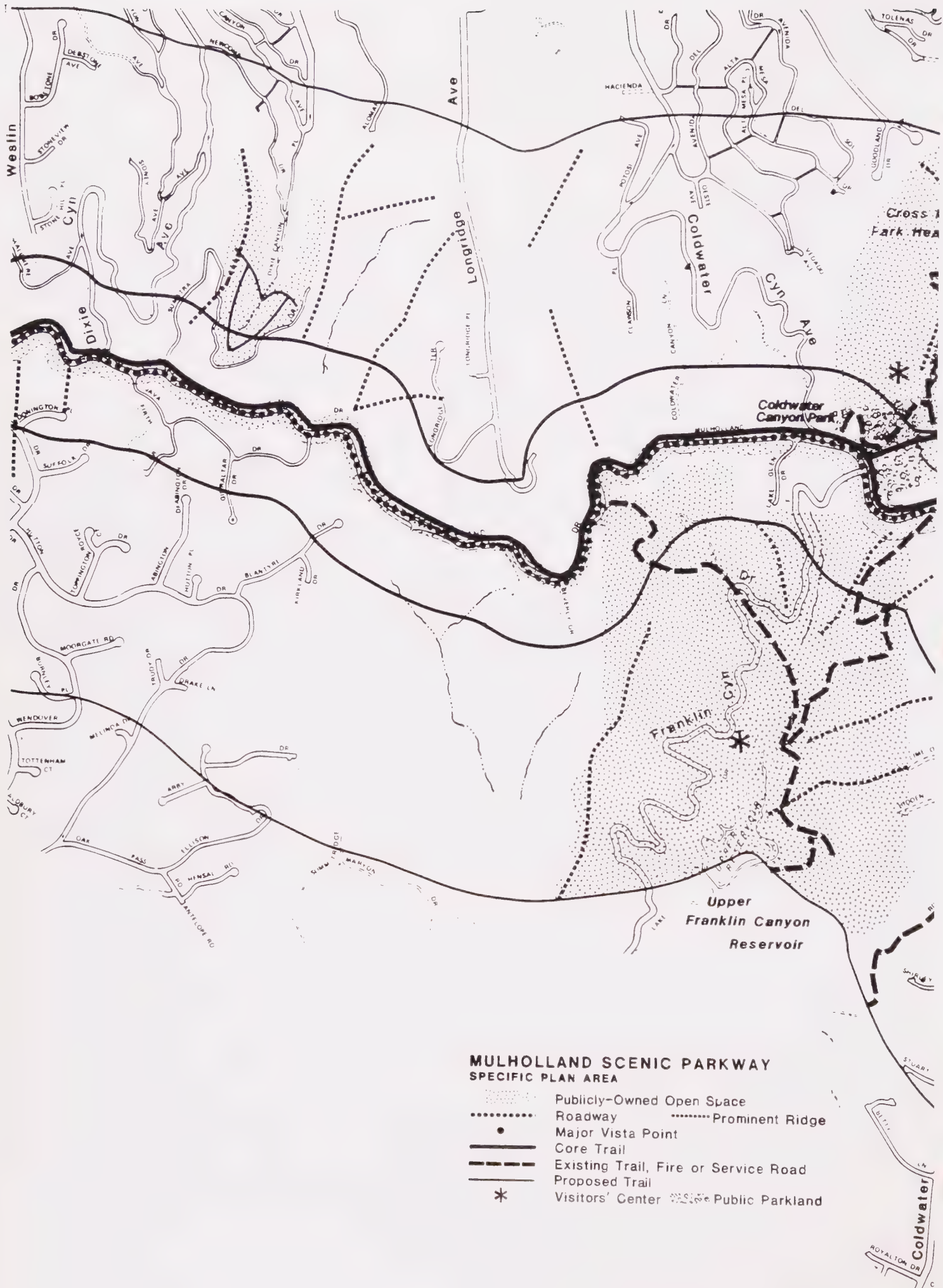




MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

- Institutional Use Corridor
- Publicly-Owned Open Space
- Roadway
- Prominent Ridge
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road





**MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA**

- Publicly-Owned Open Space
- Roadway
- Prominent Ridge
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road
- Proposed Trail
- Visitors' Center
- Public Parkland



MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

- Publicly-Owned Open Space
- Roadway
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road
- Prominent Ridge
- Public Parkland



PACIFIC PALISADES COMMERCIAL VILLAGE AND NEIGHBORHOODS SPECIFIC PLAN

A portion of the Brentwood-Pacific Palisades Community Plan

TABLE OF CONTENTS

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

**PACIFIC PALISADES COMMERCIAL VILLAGE
AND NEIGHBORHOODS SPECIFIC PLAN
Ordinance No. 160,515
Effective December 31, 1985**

**Amended by Ordinance No. 168,246
Effective October 26, 1992
and Ordinance No. 168,579
Effective March 21, 1993**

SUMMARY OF PROVISIONS

Purposes

- o To assure that the Commercial Village and Neighborhoods function as significant commercial areas and that future development is compatible with the surrounding residential community and the capacity of the circulation system.
- o To enhance the aesthetic qualities of development, protect the community-oriented uses and enhance the pedestrian-orientation of the area by reducing sign size and sign clutter and by design coordination between buildings and uses.
- o To provide design review guidelines and a process for review and approval.
- o To promote orderly and harmonious development and stabilize land values and investments by prohibiting developments inconsistent with the Specific Plan or inappropriate to their sites, surroundings, traffic circulation impacts or environmental setting.
- o To adequately buffer new development from nearby residential uses.
- o To assure that the character of Sunset Boulevard and Pacific Coast Highway conforms to the character of the Commercial Village and Neighborhoods and that development along Sunset Boulevard is designed to have an overall unity and beauty, including landscaping, enhancing the Boulevard's scenic status.

Prohibitions

- o No building permit shall be issued unless a Project meets the requirements of Sections 6, 7, 8, 9, 10, and 11 of this Plan as determined by the Department of Building & Safety and Sections 12, 13 and 14 as determined by the Director of Planning.
- o Exceptions to this provision are: (1) Building and Safety orders to repair unsafe conditions or (2) in order to rebuild after a fire, earthquake or other natural disaster.

Land Use

- o In the Commercial Village and Neighborhood Areas B and C, lots zoned C2 may be used only for C4 uses and gas stations. In Neighborhood Area A, lots zoned [Q]C2-1XL are limited to C1 uses and gas stations as permitted by conditional use.
- o The following uses are prohibited:
 - 1. Automobile, recreational vehicle or bus-related uses.
 - 2. Wholesale or retail businesses, except supermarkets with a gross floor area of 25,000 square feet or more.
 - 3. Drive-in businesses in the Commercial Village and Neighborhood Areas A and C.
 - 4. Hotels and motels.
 - 5. Trade schools and universities.
- o Ground floor retail shall occupy at least 75% of the linear frontage of buildings along public streets.
- o Residential uses may occupy the second story of any building, subject to the floor area and parking requirements of this Specific Plan.

Height

- o No building shall exceed 2 stories or 30 feet in height.
- o No building shall exceed 27 feet in height between grade and the ceiling of its upper story.

Floor Area Ratio

- o Within the Commercial Village, no building shall have a floor area ratio exceeding 1.5 to 1, except buildings with residential units and ground floor retail units shall not exceed a ratio of 2 to 1 except as permitted by conditional use.
- o Within the Neighborhood Areas, no building shall have a floor area ratio exceeding 0.5 to 1 in Area A, 1 to 1 in Area B and 0.75 to 1 in Area C, except as permitted by conditional use.

Setbacks

- o Any Project shall have a minimum setback of 2 feet from the sidewalk, with the exception of Neighborhood Area A.

Parking

- o Parking buildings shall not exceed a height of 30 feet.
- o Parking buildings shall have a second story setback of an additional 10 feet from the perimeter of the first story.

- o All vehicles parked in a building shall be completely screened from view.

- o Parking space requirements are:

1 space per dwelling unit with less than four rooms or with a floor area of 700 sq. ft. or less.

2 1/2 spaces per dwelling unit with four or more rooms or with a floor area of more than 700 sq. ft.

1 space per 300 sq. ft. for retail and service commercial uses.

1 space per 100 sq. ft. for restaurants and 1 space per 75 sq. ft. for fast-food restaurants.

1 space per 300 sq. ft. for general offices.

1 space per 125 sq. ft. for medical and dental buildings.

1 space per 300 sq. ft. for Financially-Oriented Services.

1 space per 4 seats for movie theaters.

7 spaces for each classroom or teaching station in high schools.

4 spaces for each classroom or teaching station in elementary schools.

1 space for each staff member and for each 8 children in pre-schools.

1 space for each 100 sq. ft. in gyms, aerobic dancing studios, health clubs or similar uses.

- o These parking requirements shall apply to additional floor area for additions that are 500 square feet or less and to the entire floor area of the existing building and the addition for additions of more than 500 sq. ft.
- o Off-site parking may be provided anywhere in the plan area if it: (1) complies with the parking space requirements of this ordinance and (2) comprises no more than 25% of the required parking spaces. No off-site parking shall be permitted to meet the parking requirements for residential uses.
- o Bicycle parking shall be provided for new Projects or additions greater than 500 sq. ft. provided that: (1) the parking area shall be equal to one percent of the floor area of a Project or two bike stalls per 1,000 sq. ft. of floor area, whichever is less, (2) bicycle parking spaces shall be located close to the front entrance and (3) for theaters, bicycle parking shall be 30% of the number of required auto parking spaces.
- o Prior to issuance of design review approval, the Department of Transportation shall review the adequacy of the design of parking lots, buildings/structures and driveways for all new construction. In particular:

1. Left turns from or onto Sunset Boulevard shall be minimized.

2. Driveway access shall be from other than Sunset Boulevard wherever possible.

Underground Utilities

When a new building is developed, utility connections shall be placed underground, where feasible.

Landscape and Urban Design Standards

- o Street trees shall be approved by the Public Works Department and the Director of Planning and shall be placed at least 30 feet apart and no more than 10 feet from the curb. The minimum tree size shall be 10 feet in height and 2 inches in caliper.
- o Groupings of plant materials shall be placed at entrances to courtyards and along walkways.
- o Sideyards shall be landscaped with plants similar to those used at the front of the structure.
- o There shall be a planted buffer between a residentially zoned or used lot and a commercially zoned lot having a height not exceeding 8 feet or less than 6 feet. If planting is not feasible, a 6-foot masonry wall may be used. A landscaped buffer shall be provided between parking buildings and adjacent residential areas.
- o 5 percent of the area of a surface parking lot shall be landscaped with at least half of the area planted with shade-producing evergreen trees no less than 10 feet in height.
- o Landscaping visible from the street shall be provided on each floor of a parking building.
- o Property owners shall be responsible for maintaining landscape and hardscape features.
- o Metal awnings are prohibited and metal bars are prohibited unless approved by the Director of Planning after review of the Design Review Board. Metal bars may be located only on the inside of a window.

Sign Standards

- o Prohibited Signs
 1. Off-site signs
 2. Roof signs
 3. Window signs (with some exceptions)
 4. Animated signs
 5. Bench Signs
 6. Pole and monument signs (with some exceptions)

o Sign Area

1. Sign area shall not exceed 2 sq.ft. for the first 20 feet of building frontage and 1 sq.ft. for building frontage which exceeds 20 feet.
2. Sign area shall not exceed 1.5 sq.ft. for each foot of building frontage for corner lots, with no more than two-thirds the allowable sign area on any frontage.
3. For buildings with multiple businesses or uses, the sign area for each business or use shall be in proportion to the percentage of the building frontage occupied by the business or use.
4. An additional sign area of 1/2 sq. ft. for each linear foot shall be permitted on that side of the lot with public entrances on alleys and parking lots. If there are no entrances, the sign area shall be limited to 2 sq. ft. for a Business Identification Sign.
5. No sign shall exceed 100 sq. ft. in area.

o Sign Height

1. Marquee and awning signs may not project above the marquee or awning, may not extend more than 12 inches below the marquee or awning and shall be at least 8 feet above the sidewalk or ground.
2. Banners shall be hung 12 feet above the adjacent grade.

o Sign Placement

1. All signs, except marquee and awning, symbol, banner and temporary signs inside a building and visible from the outside, shall be parallel to building walls or facades.
2. Banners shall be hung on 4-foot flag poles attached to the front of a building or structure.
3. Temporary signs inside a building shall be set back at least 6 inches from a window.
4. Except for store names, store hours and logos, no sign shall be attached directly to either the inside or outside of any window or door.

o Gas Station Signs

1. A gas station may have a monument or pole sign, in addition to a wall sign.
2. No pole or monument sign shall exceed 36 square feet of sign area and shall be placed in a permanently landscaped area not less than 24 sq. ft. in size.
3. Double-faced signs for advertising gasoline prices shall not exceed 9 sq. ft. on each side.

4. One additional sign, not exceeding 12 sq. ft. in area, attached to the building, may advertise services offered by the station.

o Exceptions, with specified limitations:

1. Signs required by law.
2. Real estate signs.
3. Block Directory Signs.
4. Traffic direction and parking information signs.
5. Murals.
6. Time and temperature signs.
7. For sale/lease signs for vacant lots.
8. Temporary construction signs.
9. Temporary political or ideological signs.
10. Signs for security protection systems.
11. Flags.
12. Sandwich Signs.
13. Restaurant menu signs.

o Abatement of Nonconforming Signs

1. Window and Temporary signs shall be removed within 180 days of the effective date of this ordinance.
2. All other nonconforming signs shall be removed within 5 years of the effective date of the original Specific Plan ordinance (December 31, 1985) except off-site billboards.

Design Review and Standards

o The standards for the Director of Planning's determination are:

1. Conformance to the provisions of the Specific Plan.
2. Signs and exterior renovations conform to the Specific Plan.
3. Ventilation, heating and air conditioning ducts and equipment screened from public view.
4. Exterior architectural treatments applied to all exterior walls.
5. Colors and building materials consistent with existing area structures and character.
6. Exterior building components, artwork, shading devices, lighting plan and fixtures compatible with general character of each area.
7. Buildings and structures designed, to the extent feasible, not to cast shadows on adjacent property.
8. Buildings oriented to maximize potential for landscaped areas and public spaces and minimize obstruction of mountain views.

9. Building size in scale with surrounding buildings and appropriate to the character of the areas.
10. All open areas landscaped to buffer commercial and multi-family developments from single-family homes.
11. Landscape design and plant types compatible with building design, site location and general character of area.

o Composition of Design Review Board

Seven members, appointed by the Councilmember for the District, consisting of:

1. One architect
2. One landscape architect
3. One urban planner or landscape architect
4. Four additional members

o Procedures of Design Review Board

Five members needed for a quorum.

Five-year terms.

o Authority and Duties

The Design Review Board shall recommend to the Director of Planning as to the conformance of each Project to Specific Plan design standards.

The Design Review Board may make recommendations to the appropriate City departments regarding compliance with the design standards for all Projects which include public signs, trash containers and street furniture.

A filing fee for design review shall be charged pursuant to LAMC Section 19.01.

The Design Review Board shall propose and the Planning Commission shall adopt design guidelines to implement the criteria established by this plan.

A complete application for design review shall consist of:

1. Site plan
2. Landscape plan
3. Floor plan
4. Elevations
5. Sign plan
6. Samples of exterior building materials
7. Department of Transportation approval of parking and driveway access plans.

The application shall be referred to the Board within 5 working days of the acceptance of the application.

The Board shall submit its findings to the Director of Planning within 10 working days of the referral of the application to the Board.

The Director of Planning shall approve, disapprove or modify the Board's recommendation within 75 working days following receipt of an application.

The Director's determination may be appealed to the Planning Commission within 15 days of the Director's determination, and the Commission's determination may be appealed to the City Council as provided by Section 17.06 of the LAMC.

Severability

- o If any provision of this ordinance is held to be unconstitutional by a court, the remaining provisions of this ordinance shall remain in effect.

PP1235 (6/29/94)

**PACIFIC PALISADES COMMERCIAL VILLAGE
AND NEIGHBORHOODS SPECIFIC PLAN**

Ordinance No. 160,515
Effective December 31, 1985

Amended by Ordinance No. 168,246
Effective October 26, 1992
and Ordinance No. 168,579
Effective March 21, 1993

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PP1235 (6/29/94)

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<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Establishment of the Specific Plan	Specific Plan Area is as shown on Map	1
Purposes	Among the purposes of the Plan are to enhance aesthetic qualities of development and pedestrian orientation and to ensure future development is compatible with surrounding community and the capacity of the circulation system.	2
Relationship to Municipal Code	Regulations are in addition to provisions of the Code.	3
Definitions	Definitions include terms Ground Floor Retail Project Scenic Corridor and various types of signs.	4
Permitted Land Use	In the Commercial Village and Neighborhood Areas B and C, lots zoned C2 may only be used for C4 Zone uses, including conditional uses, and gas stations. In Neighborhood Area A, lots zoned [Q]C2-1XL are limited to C1 Zone uses and gas stations as permitted by conditional use. See also Parking for PB (Parking Building) Zone regulations.	6A
Prohibited Uses	Automobile-related uses, department stores, drive-in businesses, hotels and motels, trade schools and universities.	6A1-5
Ground Floor Use	Ground floor retail must occupy at least 75% of the linear frontage of a building along a public street.	6B

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Second Story Use	Residential uses may occupy second story subject to floor area limitations, off-site parking limitations and bicycle parking requirements.	6C
Height	Two stories or 30 feet; no more than 27 feet between grade and the ceiling of the upper story.	7A-B
Floor Area Ratio	Commercial Village 1.5:1 Mixed Use 2.0:1 Neighborhood Areas Area A 0.5:1 Area B 1.0:1 Area C 0.75:1	8
	Floor area limitations do not apply to Mixed Use Projects granted a Conditional Use permit under Section 12.24 B 30	8
Setbacks	Two feet from the inside of the sidewalk.	9
Parking	PB Zone: Two stories or 30 feet. Rooftop parking allowed. Buildings must be landscaped at all levels and observe a second-story setback. All vehicles in building must be screened from view.	10A1-3
	Parking ratios based on use.	10B1-12
	Additions 500 square feet or less.	
	Off-site parking.	10C1-3
Bicycle Parking	Provide area equivalent to 1% of floor area of the Project or 2 spaces per 1000 s.f. of floor area, whichever is less.	10D1
	Bicycle parking to be located as close to front entrance as possible.	10D2
	For theaters, spaces shall equal 30% of the automobile spaces.	10D3
On-site Parking/ Driveways Access	New construction proposals must be reviewed by the Department of Transportation.	10E

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
	Minimize left turns from or onto Sunset Boulevard.	10E1		<u>Area:</u> Cannot exceed two square feet for first 20 feet of building frontage plus one square foot for each foot over 20 feet.	13B1
	Driveway access, when possible, from side or rear street or alley instead of Sunset Boulevard.	10E2		<u>Corner lot:</u> Sign area is 1.5 times total building frontage, with no more than two-thirds of sign area on any one side of the building.	13B2
Under-Ground Utilities	Where feasible	11		<u>Size:</u> Proportional to building frontage of each business in a multi-tenant building. Maximum sign size is 100 square feet.	13B3,5
Landscape	Street trees: Conform to City requirements approved by Design Review Board. Minimum size is 10 feet in height; 2 inches in caliper. Placed at least 30 feet apart, no more than 10 feet from the curb.	12A		<u>Placement:</u> Along alley or parking lot, additional entrance entitles occupant to additional sign area equal to 1/2 square foot per frontage foot on that side of building up to 20 square feet. Without entrance, maximum is two square feet.	13B4
	Groupings of plant materials required at entrances to court-yards, walkways.	12B,C		<u>Special requirements for:</u>	
	Buffer of plant material 6 - 8 ft. in height required where residential abuts commercial property.	12D		Marquee or Awning	13B6
	Parking lots: Five percent of the total area of an open lot with plant material; half with evergreen shade trees at least 10 feet in height.	12E		Symbol	13B7
	Parking Buildings: Landscaping, visible from the street, to be provided on each floor.	12F		Banners	13B8
	Landscape Maintenance: Owner responsible for maintenance of all landscape and hardscape:	12G		Temporary	13B10
	1. All fabricated structures shall be maintained in good condition.			Window, door	13B11
	2. All vegetation shall be watered, fertilized, trimmed and maintained in good condition.			Store hours	13B12
	Metal awnings are prohibited and metal bars are prohibited unless approved by the Director of Planning.	12H		Gas station	13C1-4
Signage	<u>Prohibited:</u> Off-site signs (billboards), roof, Window (with exception for store name, hours, logo and temporary holiday paintings), Animated, Bench, pole and monument signs.	13A		<u>Exempt, with conditions:</u>	
				Signs required by law or government agency	13D1
				Real estate signs pertaining to rent, lease or sale of (improved property)	13D2
				Block directory, traffic direction and parking information	13D3
				Mural approved by Cultural Affairs Commission	13D4
				Time and temperature	13D5
				Real estate signs advertising sale or lease of vacant lot	13D6
				Temporary construction	13D7
				Temporary political & ideological	13D8
				Security protection systems	13D9
				Flags	13D10
				Sandwich Signs	13D11
				Restaurant menu	13D12
					13D13

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Signage (cont.)	<u>Nonconforming:</u> Abatement of nonconforming Window and Temporary Signs within 180 days and five years for all others.	13E1-2
	<u>General:</u> All signs must receive approval from the Design Review Board	14B7
Design Review and Standards	<u>Jurisdiction:</u> All Projects except single-family residences shall conform with design standards.	14A
Design Review Board	Composition, quorum action, terms and vacancies	14B1-4
	Authority and Duties: DRB shall have authority to make recommendation to Director of Planning with respect to each Project and may make recommendations to other Departments regarding Projects.	14B5
	Application, Fees	14B6
	Development of Design Guidelines: Design Review Board shall propose design guidelines to the City Planning Commission	14B7
	Design Review Approvals: Applications shall include specified information, exhibits. DRB shall review Project and may submit findings to Director of Planning. Director of Planning shall issue determination on Project. Appeals and Appeal Fees.	14B8
Severability		15

PP1235 (7/15/94)

**PACIFIC PALISADES COMMERCIAL VILLAGE
AND NEIGHBORHOODS SPECIFIC PLAN
Ordinance No. 160,515
Effective December 31, 1985**

**Amended by Ordinance No. 168,246
Effective October 26, 1992
and Ordinance No. 168,579
Effective March 21, 1993**

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

**Section 1. ESTABLISHMENT OF THE PACIFIC PALISADES
COMMERCIAL VILLAGE AND NEIGHBORHOODS SPECIFIC
PLAN**

The City Council hereby establishes this Pacific Palisades Commercial Village and Neighborhoods Specific Plan applicable to those areas of the City of Los Angeles shown within the shaded area on Maps 1 through 5.

Section 2. PURPOSES. The purposes of this Specific Plan are as follows:

- A. To assure that the Pacific Palisades Commercial Village and Neighborhoods continue to function as significant commercial areas in the Pacific Palisades and that any future development is compatible with the surrounding residential community, the character of the commercial areas and the capacity of the circulation system as defined in the District Plan;
- B. To enhance the aesthetic qualities of development, protect the low intensity, community-oriented uses and preserve the individual qualities of the areas;
- C. To enhance the pedestrian-orientation of the business centers by reducing the size and location of signs within the Specific Plan Area; by promoting design coordination between a building or structure and its use; by removing temporary signs and clutter; by enhancing windows as display areas for merchandise; and by unifying the characteristics of each of the Specific Plan Areas through block signs, promotion banners and symbol signs;
- D. To assure that the commercial uses are consistent with the general character of the Pacific Palisades community, which consists of single-family residences, some multiple residential structures and significant open space and park-like development;
- E. To provide guidelines and a process for review and approval of exterior and site design, renovations, signs for buildings and structures and other developments;
- F. To promote orderly, attractive and harmonious development, minimize environmental effects of development, stabilize land values and investments and promote the general welfare by prohibiting buildings, structures or uses which are inconsistent with the purposes or standards of this Specific Plan or which are inappropriate to their sites, surroundings, traffic circulation impacts or their environmental setting;
- G. To adequately buffer all new development from nearby residential uses, to the greatest extent feasible;
- H. To assure that the character of Sunset Boulevard and Pacific Coast Highway conforms to the character of the Commercial Village and Neighborhoods because, although Sunset Boulevard and Pacific Coast Highway are links in the regional circulation system which is and always will be used by through commuter traffic, it is also "the front yards" of the Palisades Commercial Village and Neighborhoods and critical route for local vehicular and pedestrian traffic;
- I. To assure that development along Sunset Boulevard incorporates design characteristics that provide a unifying element to the Commercial Village and to each Neighborhood and enhances their status as scenic highways while providing a beautifying element to the Commercial Village and Neighborhoods through landscaping and other means;
- J. To preserve all land presently zoned for parking uses in parking zones.

**Section 3. RELATIONSHIP TO OTHER PROVISIONS OF THE
MUNICIPAL CODE**

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code (LAMC) and do not convey any rights not otherwise granted under such other provisions, except as specially provided herein.
- B. Wherever this Specific Plan contains provisions which conflict with provisions contained in LAMC Chapter 1, the Specific Plan shall prevail and supersede the applicable provisions of that Code including those regulations contained in the Mini-mall regulation, Ordinance No. 164,201, and the Site Plan Review regulations, Ordinance No. 164,951. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in LAMC Section 11.5.7 D. In approving an exception to this Specific Plan, pursuant to Section 11.5.7 D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

Section 4. DEFINITIONS

The following terms when used in this Specific Plan shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in LAMC Sections 12.03, 91.0403 and 91.6203, if defined therein.

Animated Sign: A sign which flashes or creates action, motion, or color changes requiring electrical, electronic or manufactured sources of energy supply.

Bench Sign: A sign painted on or otherwise attached to the back support or other portion of a public bench.

Block Directory Sign: A sign which lists all businesses for one side of all or part of a block.

Commercial Village: The area shown within the heavy black lines on Map 2.

Directional Sign: A sign designed to guide or direct pedestrian or vehicular traffic.

Financially-Oriented Services: Financial or real estate services provided to the public, including but not limited to those offered by banks, savings and loan associations, thrift associations, real estate offices, insurance companies, brokerage firms and escrow offices.

Ground Floor: The lowest story within a building which is accessible from the street, the floor level of which is within three feet above or below curb level, which has frontage on or is primarily facing any public street, and which is at least 30 feet in depth or the total depth of a building, whichever is less.

Ground Floor Retail: The sale of commodities to the public (as distinguished from wholesale sales not available to the public) and the provision of services, located on the ground floor of a building.

Identification Sign - Commercial Village and Neighborhoods: A sign at the entrance or exit of any of the Pacific Palisades Commercial Village or Neighborhoods' business districts.

Maps: The maps contained in this Ordinance (Maps 1 through 5).

Medical and/or Dental Building: Any building or structure in which more than 30 percent of the floor area is devoted to the examination, diagnosis or treatment of physical or psychological disorders of out-patients.

Neighborhoods: Those outlying commercial areas shown within heavy black lines in Maps 3, 4 and 5.

Personal Services: Needed services provided to the public related to home, health or family such as dry cleaners, shoe repair and pharmacy and not including Financially-Oriented Services.

Project: The construction, erection, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan Area which requires the issuance of a building permit, change of use permit or sign permit. A Project does not include a one-family dwelling or any interior remodeling of any building or structure, so long as the remodeling does not include a new use which is prohibited by Section 6 of this Specific Plan.

Sandwich Sign: A small, portable sign consisting of two sign faces connecting at the top and extending outward at the bottom of the sign and which is usually placed on a sidewalk or similar area.

Scenic Corridor: Any lot within the Specific Plan Area having a lot line contiguous to either Sunset Boulevard or Pacific Coast Highway.

Specific Plan Area: Those areas shown within the heavy black lines on the maps in this Ordinance (Maps 1 through 5).

Supermarket: A retail store which has a floor area equal to or greater than 5,000 square feet and which sells an assortment of foods, as well as items for food preparation, household cleaning and personal care.

Symbol Sign: A wooden sign attached to a wall or projecting from a wall identifying a use or service located on the site by symbol rather than words.

Temporary Sign: A sign posted for a limited duration, not to exceed 180 days, including paper signs and other signs that are not permanently affixed to the ground or building.

Window Sign: Any sign painted on or affixed to the transparent or translucent surface of a window or door and which is visible from outside the building or structure.

Section 5. PROHIBITIONS AND EXCEPTIONS

A. Prohibitions. No building permit shall be issued for any Project unless the Project meets the requirements of Sections 6, 7, 8, 9, 10 and 11 of this Specific Plan as determined by the Department of Building and Safety and also meets the requirements of Sections 12, 13, and 14 of this Specific Plan as determined by the Director of Planning.

B. Exceptions

1. The provisions of this Ordinance shall not apply to any construction for which a building permit is required:
 - a. In order to comply with any order issued by the Department of Building and Safety to repair an unsafe or substandard condition; or
 - b. In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the construction is not prohibited by any provision of the Los Angeles Municipal Code and the rebuilding does not increase the height or floor area of the destroyed building.
2. The provisions of this Ordinance shall not apply to the issuance of a building permit for a Project for which (a) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before

August 15, 1992; (b) a plan check fee was collected on or before August 15, 1992; and (c) no subsequent changes are made to those plans which increase the height or floor area by more than five percent.

Section 6. LAND USE

A. Uses. In the Commercial Village and Neighborhood Areas B and C, lots zoned C2 may only be used for gas stations and all other uses permitted in the C4 Zone. In Neighborhood Area A, lots zoned [Q]C2-1XL are limited to C1 uses and gas stations, which are permitted only as a conditional use.

The following uses shall be prohibited in the Specific Plan Area:

1. automobile, recreational vehicle or bus-related uses, including automobile wash racks, used automobile and trailer sales, tire and battery servicing;
2. wholesale or retail businesses, except supermarkets, with a gross floor area of 25,000 square feet or more;
3. drive-in businesses in the Commercial Village and Neighborhood Areas A and C;
4. hotels and motels; and
5. trade schools and universities.

B. Ground Floor Retail. Each building in the Commercial Village and Neighborhood Areas shall have a Ground Floor. Ground Floor Retail uses shall occupy at least 75 percent of the linear frontage of the building along a public street in the Commercial Village and Neighborhood Areas. Day care and elementary school uses on the Ground Floor are exempt from this Ground Floor Retail requirement.

C. Mixed-Use Project. Residential uses may occupy the second story of any building so long as the building complies with the floor area requirement in Section 8 and the parking requirements in Sections 10 C 3 and 10 D of this Specific Plan.

Section 7. HEIGHT

- A.** Notwithstanding LAMC Section 12.21.1 B 3, no Project located in whole or in part within the Specific Plan Area shall exceed two stories or 30 feet in height.
- B.** No Project shall exceed 27 feet in height, as measured from grade to the ceiling of the Project's upper story.

Section 8. FLOOR AREA RATIO

The floor area ratio of any Project located in whole or in part within the Commercial Village shall not exceed 1.5:1, except that a mixed-use Project shall be permitted a floor area ratio

of up to 2:1. However, if a mixed-use Project in the Commercial Village is permitted by a conditional use permit pursuant to LAMC Section 12.24 B 30 (formerly Section 12.24 B 1 (dd) 3), then this floor area ratio limitation does not apply. The floor area ratio of any Project located in whole or in part within the Neighborhood Areas shall not exceed the following for each respective Neighborhood Area:

Neighborhood Area A: 0.5:1
Neighborhood Area B: 1.0:1
Neighborhood Area C: 0.75:1

If a mixed-use Project is permitted in the Neighborhood Areas by a conditional use permit pursuant to LAMC Section 12.24 B 30 (formerly Section 12.24 B 1 (dd) 3), then these floor area ratio limitations do not apply.

Gross lot area may be used to calculate allowable floor area ratio for any residential Project in the Neighborhood Areas and Commercial Village.

Section 9. SETBACKS

With the exception of Neighborhood Area A, any Project on a lot or lots located in whole or in part within the Specific Plan Area shall have a minimum setback of 2 feet from the sidewalk.

Section 10. PARKING

A. PB Zone. Lots zoned PB (Parking Building) shall conform to the following:

1. Notwithstanding LAMC Section 12.21.1 B 3, no parking building shall exceed a height of 30 feet.
2. Parking buildings shall have a second-story setback of an additional ten feet from the perimeter of the first story.
3. Areas for parking vehicles in or on a building shall be completely screened from view, as seen from a public street.

B. Parking Space Requirements. Notwithstanding the requirements in LAMC Section 12.21, parking shall be provided as follows:

1. For dwelling units containing fewer than four habitable rooms or with a floor area of not more than 700 square feet, one parking space for each unit.
2. For dwelling units containing four or more habitable rooms or with a floor area of more than 700 square feet, two and a half parking spaces for each unit.
3. For retail and service commercial uses, one parking space for each 300 square feet of floor area.

4. Notwithstanding LAMC Section 12.21 A 4 3 (c), for any restaurant, one parking space for each 100 square feet of floor area, except that for a fast-food restaurant, one parking space for each 75 square feet of floor area.
5. For general offices, one parking space for each 300 square feet of floor area.
6. For Medical and Dental Buildings, one parking space for each 125 square feet of gross floor area.
7. For Financially-Oriented Services, one parking space for each 300 square feet of gross floor area.
8. For movie theaters, one parking space for every four seats.
9. For high schools, seven parking spaces for each classroom or teaching station.
10. For elementary or junior high schools, four parking spaces for each classroom or teaching station.
11. For child care and preschool, one parking space for each staff member and one parking space for each eight children.
12. For gyms, aerobic dance studios, health clubs or similar uses, one parking space for each 100 square feet of gross floor area.

Where additions to existing buildings or structures are 500 square feet or less, the above requirements shall apply only to the addition. For additions of more than 500 square feet, these parking requirements shall apply to both the existing building or structure and the addition.

C. Off-site Parking

Notwithstanding the distance limitations set forth in LAMC Section 12.21 A 4 (g), required parking may be provided anywhere within the Specific Plan Area, so long as the Director of Planning and the Department of Transportation have approved the off-site parking. However, the following regulations shall apply:

1. The off-site parking shall comply with the requirements of Section 10 B of this Specific Plan.
2. The off-site parking shall comprise no more than 25 percent of the number of required parking spaces.
3. No off-site parking shall be permitted to meet the parking requirements for residential dwelling units.

D. Provisions for Bicycle Parking

Notwithstanding LAMC Section 12.21 A 16, bicycle parking in conformance with the following requirements shall be provided for all Projects consisting of new buildings or structures or additions to existing buildings where the additions add more than 500 square feet of floor area:

1. Bicycle parking shall be provided in an area equivalent to one percent of the floor area of a Project or at a ratio of two bicycle parking stalls per 1,000 square feet of floor area of the building or structure, whichever is less.
2. These bicycle parking spaces shall be located as close to the front entrance of the building or structure as possible and not within the sidewalk right-of-way.
3. For theaters, there shall be bicycle parking spaces equal to 30 percent of the automobile parking spaces required by this Specific Plan.

E. On-site Parking and Driveway Access, Proposed Development

Prior to the issuance of a design review approval by the Director of Planning, the applicant shall submit plans to the Department of Transportation for its review as to the adequacy of the design of parking lots, their relationship to the buildings or structures they serve and the number and placement of driveways.

1. Left turns from or into driveways providing access to Sunset Boulevard shall be minimized as determined by the Department of Transportation in accordance with LAMC Section 80.14.
2. Wherever possible, driveway access shall be from any street or alley, other than from Sunset Boulevard.

Section 11. UNDERGROUND UTILITIES

Where feasible, when a new building or structure is developed within the Specific Plan Area, utility connections shall be placed underground.

Section 12. LANDSCAPE STANDARDS AND URBAN DESIGN FEATURES

A. Street Trees

Street trees shall conform to the City's street tree requirements and shall be approved by the Department of Public Works and the Director of Planning. Unless determined to be infeasible by the Department of Public Works, street trees shall be placed at least 30 feet apart and no more than ten feet from the curb. The minimum size for street trees shall be ten feet in height and 2 inches in caliper.

B. Entrances to Courtyards and Walkways

Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers, shall be placed at entrances to courtyards and along walkways.

C. Side Yard Areas

Side yard areas shall be landscaped using plant materials similar to those used in the front yard of a Project. Where side yards include entrances to buildings or structures, the entrances shall be subject to Subsection B above.

D. Buffering

There shall be a buffer of plant material satisfactory to the Director of Planning wherever a commercially zoned lot is adjacent to or abutting the side or rear yard of a residentially zoned or residentially used lot within the Specific Plan Area. The plant material shall be maintained to a height not exceeding eight feet and shall not be less than six feet at maturity. If a plant material is not feasible for the buffer as determined by the Director of Planning, then a 6-foot high decorative masonry wall shall be utilized as a buffer.

A landscaped buffer shall also be provided between parking buildings and adjacent residential areas.

E. Parking Lots

At least five percent of the total area of an at-grade, open parking lot within the Specific Plan Area shall be landscaped with plant material, and at least half of the landscaped area shall be planted with evergreen, shade-producing trees no less than ten feet in height at planting.

F. Landscaping of Parking Buildings

Landscaping, visible from the street, shall be provided on each floor of a parking building to the satisfaction of the Director of Planning.

G. Landscape Maintenance

It shall be the responsibility of the property owner to maintain all landscape and hardscape features located on private property, including, but not limited to, plant material, signs, walkways, benches and fountains in accordance with the following criteria:

1. All fabricated features shall be maintained in good condition both in structural integrity and cosmetic appearance, and
2. All vegetation shall be watered, fertilized, trimmed and maintained in a good condition.

H. Metal Awnings and Bars on Windows

Metal awnings attached to any part of a building or structure are prohibited.

Metal bars at the front of any window are prohibited unless approved by the Director of Planning, after recommendations, if any, from the Design Review Board pursuant to standards established in Section 14 of this Specific Plan. Metal bars shall only be located on the

inside of a window and only when permitted under the City's building and fire codes.

Section 13. SIGN STANDARDS

A. Prohibitions. The following signs are expressly prohibited:

1. Off-site commercial signs.
2. Roof signs.
3. Window Signs (except store names, store hours, logos and holiday paintings which must be removed within five business days after the holiday).
4. Animated signs, including flashing neon signs.
5. Bench Signs.
6. Pole signs and monument signs (except as provided in Subsection C of this Section).

B. Requirements. All signs, except as provided in Subsections C and D of this Section, shall conform to the following criteria:

1. The total sign area shall not exceed two square feet for each of the first 20 feet of building frontage which is adjacent to a public access way and one square foot for each linear foot of building frontage which exceeds the first 20 feet.
2. Where buildings or structures occupy a corner site, total sign area shall be 1.5 times the building frontage. For such corner locations, no more than two-thirds of the total allowable sign area shall be permitted facing on any one of the street frontages.
3. For all buildings occupied by several businesses or uses, the size of signs pertaining to each business or use is governed by the proportion of the building frontage occupied by that business or use.
4. Where there is a public entrance from an alley or from a parking lot in addition to the main entrance, there shall be permitted an additional sign area of one-half square foot for each linear foot on that side of the lot, not to exceed 20 square feet in area. If there is no public entrance on that side of the building, sign area is limited to a business identification sign, not to exceed two square feet in sign area.
5. No single sign shall exceed 100 square feet in sign Area.
6. Marquee signs and signs attached to awnings may not project above the marquee or awning; may not extend more than 12 inches below the marquee or awning; and shall be at least eight feet above the sidewalk or ground.

7. One Symbol Sign shall be permitted for each business or use and is not included in aggregate size limits. A Symbol Sign may not exceed three square feet in total area and must project from the building or structure wrought iron brackets of uniform size established by the Design Review Board.
8. Notwithstanding Subsections (c), (d) and (e) of LAMC Section 91.6215, banners shall only be permitted if (a) the banner is hung on a 4-foot flag pole; (b) it is attached to the front of a building or structure; and (c) there is clearance of at least 12 feet above the adjacent grade. Banners shall be a uniform size of four by two and one-half feet and may not be displayed for more than 30 days.
9. All signs, other than those described in Subdivisions 6, 7, 8 and 10 of this Subsection shall be parallel to building walls or facades.
10. Temporary Signs inside a building and visible from the outside shall be set back at least six inches from a window and may not be displayed for more than 30 days. The total sign area of such sign shall not exceed 20 percent of the total square footage of the window.
11. No sign shall be attached directly to either the inside or outside of any window or door, except for store names, store hours and logos.
12. Any store hours sign shall be placed in the front door or window closest to the front door. Such sign shall not exceed three square feet in sign area.

C. Gas Station Sign Requirements

1. In addition to one wall sign, a gas station may have one monument sign or one pole sign. A pole sign for a gas station shall not exceed the height of the roof line of the station or eight feet in height from ground level, whichever is less.
2. No gas station pole or monument sign shall exceed 36 square feet of sign area including all faces of a multi-faced sign, and shall be placed in a permanently landscaped area of no less than 24 square feet surrounded by a concrete curb of no less than six inches and no more than 12 inches in height.
3. A double-faced sign shall be used to advertise the price of gasoline. The sign area of such sign shall not exceed nine square feet on each side, shall be hung beneath the canopy of the station and shall not extend more than four feet beneath the canopy.
4. One additional sign may be used to advertise services offered by the gas station. Such sign shall be single-faced, not more than 12 square feet in total sign area, shall be attached to the building, and shall not extend above the roof of the building to which it is attached.

D. Exceptions. The provisions of this Section shall not apply to:

1. Any sign required by law or by a governmental agency, except for gas station signs.
2. Any real estate sign which pertains to rent, lease or sale of property only and has a sign area which does not exceed 18 by 25 inches.
3. Any Block Directory Sign which has been approved by the Director of Planning.
4. Any traffic direction and parking information sign in the Commercial Village and Neighborhood Areas which has been approved by the Director of Planning.
5. Any mural which has been approved by the Cultural Affairs Commission of the City and has been reviewed and approved by the Director of Planning pursuant to Section 14 of this Specific Plan.
6. Any time and temperature sign, provided no advertising is included.
7. Any sign advertising the sale or lease of a vacant lot provided it has been approved by the Director of Planning and complies with the following conditions:
 - a. The sign shall not be illuminated.
 - b. The total sign area shall not exceed nine square feet.
 - c. The sign shall not exceed a height of six feet above the ground level or adjacent sidewalk.
 - d. The sign shall be located not less than ten feet from the lot line.
8. Any temporary construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the owner, architects, engineers, financing agent and/or contractors involved in the Project; provided the sign shall not be more than 40 square feet in total sign area nor extend more than eight feet above ground level and shall be removed within 15 days of the issuance of a certificate of occupancy for the building or structure.
9. Any temporary political or other ideological sign, provided that the sign may not be a roof sign, may not exceed 20 square feet in sign area and 10 feet in height, and if it relates to an election or other event is removed within 15 days following the election or event to which it relates.
10. Any sign which identifies security protection systems, provided the sign does not exceed a sign area of 49 square inches.

11. Any flag.
12. Any Sandwich Sign, not otherwise prohibited by the LAMC, provided it does not exceed two feet by three feet in sign area, is no higher than 40 inches in overall height, is placed so as not to impede pedestrian traffic and is approved by the Director of Planning.
13. Any restaurant menu sign with a sign area of less than nine square feet.

E. Abatement of Nonconforming Signs

1. Any Window or Temporary Sign made non-conforming by reason of this Section shall be completely removed within 180 days following the effective date of this ordinance.
2. All other signs in the Commercial Village made nonconforming by this Section shall be completely removed within five years after the effective date of the original Pacific Palisades Commercial Village Specific Plan ordinance (December 31, 1985), except for a sign or structure which qualifies as an "advertising display" as defined in Section 5202 of the Business and Professions Code. This provision does not apply to Neighborhood Areas A, B and C unless a funding source is established for the purpose of reimbursing the owner of the sign. The effective date for these additional Areas would be that of this amendment (October 26, 1992) to the Specific Plan.

Section 14. DESIGN REVIEW AND STANDARDS

A. Jurisdiction. Except for one-family dwellings, the Director of Planning shall review plans, elevations and/or other graphic representations of each Project and, if consistent with this Subsection, shall approve the Project design. The Pacific Palisades Commercial Village and Neighborhoods Design Review Board may make recommendations to the Director on design review matters.

The Director of Planning shall make a determination on design review based on the following standards:

1. All proposed buildings or structures shall be designed in such a fashion that all ventilation, heating or air conditioning ducts, equipment or other related appurtenances are adequately screened from public view;
2. Any exterior treatment of a building or structure including color, texture, windows or other architectural features shall be applied to all exterior walls in a similar manner;
3. Colors and types of building materials shall be reasonably consistent with the colors and types of building materials used in existing structures in each area and shall be harmonious with the character of each area;
4. The exterior building components, sun shading devices, lighting plan and fixtures shall be compatible with the general character of each area;
5. The proposed buildings or structures shall be designed, to the extent feasible, so as not to cast shadows on adjacent property;
6. Buildings and structures shall be oriented to maximize the potential for landscaped areas and public spaces and to minimize obstruction of mountain views;
7. The size of proposed buildings or structures shall be similar in scale to surrounding buildings or structures and shall be appropriate to the character of the areas;
8. All open areas not utilized for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped so that multi-family or commercial uses are substantially buffered from the view of single-family dwellings;
9. Landscape design and plant types shall be compatible with the building design, site location, and the general character of each area.

B. The Pacific Palisades Commercial Village and Neighborhoods Design Review Board

1. **Composition.** The Pacific Palisades Commercial Village and Neighborhoods Design Review Board is hereby established, which shall consist of seven voting members. The voting members shall be appointed by the Councilmember(s) of the District(s) encompassing the Specific Plan Area and shall live or work in the Pacific Palisades, within zip code areas 90272 and 90402.

The Board shall be constituted as follows:

- a. one member qualified in the discipline of architecture;
- b. one member qualified in the discipline of landscape architecture;
- c. one member qualified either in the discipline of urban planning or of landscape architecture;
- d. four additional members.
2. **Quorum/Action.** The presence of five voting members shall constitute a quorum. However, an approval of any recommendation shall require five votes.
3. **Terms.** Members of the Pacific Palisades Commercial Village and Neighborhoods Design Review Board shall be appointed for terms of five years. Of the original seven members, two shall be

appointed for two-year terms, two for three-year terms, two for four-year terms and one for a five year term, thus staggering the terms.

4. **Vacancies.** In the event a vacancy occurs during the term of a member of the Board, the same official or successor of the official who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. Where the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.

5. Authority and Duties

- a. The Design Review Board shall have the authority to make a recommendation to the Director of Planning with respect to each Project to be constructed in the Specific Plan Area, after reviewing plans, elevations and/or other graphic representations to show the Project's compliance with the design criteria set forth in Subsection A above.
- b. The Design Review Board may make recommendations to the appropriate Departments regarding compliance of all Projects which include public signs, trash containers and street furniture with standards established in accordance with this Section.

6. **Fees.** A filing fee for processing a design review application shall be charged pursuant to Section 19.01.

7. **Development of Design Guidelines.** The Pacific Palisades Commercial Village and Neighborhoods Design Review Board shall propose and the City Planning Commission shall adopt specific design guidelines to implement provisions established in this Section. These guidelines may be illustrations, interpretations, standards or policies, and may address the color, materials, texture and/or design of features including but not limited to public signs, street furniture, trash containers, metal bars on windows and doors, traffic direction and parking information signs and exterior building facades. Departments or Commissions, under whose jurisdiction some of these matters lie, shall be requested to provide comments on these guidelines.

8. Design Review Approvals

- a. **Application.** All applications for design review approval and applicable fees shall be submitted to any City Planning Department public counter. Applications shall be deemed complete only if all the following are included with the application:

- 1) Site plan (including illustration of shadow impacts on December 21);
- 2) Landscape plan;

- 3) Floor plan;
- 4) Elevations (including adjacent buildings or structures);
- 5) Sign plan;
- 6) Samples of exterior building materials and/or sign construction materials; and
- 7) Approval by the Department of Transportation of on-site parking and driveway access plans in accordance with Section 10 E of this Specific Plan.

- b. **Action of Design Review Board.** The Director of Planning shall refer design review applications to the Design Review Board for its recommendations within five working days of the Department's acceptance of the complete application. The Design Review Board shall review the Project and may submit its findings to the Director of Planning within ten working days of the referral or within such additional time as is mutually agreed upon in writing between the applicant and the Board, not to exceed a period of 60 working days. These findings shall indicate a recommendation of approval, disapproval or approval with modifications to the Project. In making its recommendations, the Board shall find that all proposed buildings or structures and all sign and exterior renovations of existing buildings and structures shall conform to the design provisions of this Specific Plan.

- c. **Action of Director.** The Director of Planning, within 75 working days following receipt of a complete application for design review, shall approve, disapprove or approve the Project with modifications based on the Project's conformance with this Specific Plan, particularly with reference to the policies set forth in Subsection A above, and shall forward a copy of the determination to the applicant, Design Review Board and Department of Building and Safety.

- d. **Appeals.** Any applicant, a member of the City Council, the Mayor or any other interested person adversely affected by a design review determination of the Director of Planning pursuant to this Specific Plan may appeal the Director's design review determination to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals must be made within 15 days after the date of mailing of the Director's determination or the Commission's determination if appealed to the City Council, in the manner prescribed for Tentative Maps in Section 17.06.

- e. **Appeal Fee.** Fees for filing an appeal from the Director's determination by the applicant shall be the same as those for approval of an application required for Commission Plan approval, as established in LAMC Section 19.01. Appeals by any other person claiming to be aggrieved shall be as provided in Section 19.01 K 2 of the Municipal Code.

Section 15. SEVERABILITY

If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

PP4 (6/29/94)

Part 5

**PACIFIC PALISADES COMMERCIAL VILLAGE
AND NEIGHBORHOODS SPECIFIC PLAN
Ordinance No. 160,515
Effective December 31, 1985**

**Amended by Ordinance No. 168,246
Effective October 26, 1992
and Ordinance 168,579
Effective March 21, 1993**

ADMINISTRATIVE RESPONSIBILITIES

Applicant

- o The applicant shall submit a complete application for design review approval as specified in Specific Plan. (14A8)

Design Review Board (DRB)

- o The Design Review Board shall review the Project and submit a recommendation of approval, disapproval or approval with modifications to the Director of Planning within 10 working days of a referral or within a time as is mutually agreed upon in writing between the applicant and the Board. (14B8(b))
- o The Design Review Board shall propose specific design guidelines for the Commission to adopt to implement provisions of the Specific Plan. (14B8(b))

Department of City Planning

- o The Director of Planning shall refer the application to the DRB within five working days of the Department's acceptance (14B8(b))
- o The Director of Planning, within 10 working days following receipt of the recommendation of the DRB, shall approve, disapprove or modify the Project and forward a copy to the applicant, the DRB and the Department of Building and Safety. (14B8(c))

City Planning Commission

- o The City Planning Commission shall issue the determination on appeals to the Director of Planning's determination. Appeals must be made within 15 days after the postmark date of the Director's determination. (14B8(d))
- o The City Planning Commission shall adopt specific design guidelines to implement provisions of the specific plan. (14B7)

Department of Transportation

- o The Department of Transportation shall review all proposals for new construction as to the adequacy of the design of parking lots and placement of driveways. (11E)

Cultural Affairs Commission

- o The Cultural Affairs Commission shall review murals proposed for Projects. (13D5)

Department of Public Works

- o The Department of Public Works shall approve street trees. Street trees also require approval of the Director of Planning. (12A)

City Council

- o The Councilmember(s) of the District(s) shall appoint members of the Design Review Board. (14B1)
- o The City Council shall issue the determination on appeals to the Planning Commission's determination. Appeals must be made in the manner prescribed in Section 17.06 of the Municipal Code. (14B8(b))

PP1235 (7/12/94)



Map 1
OVERVIEW MAP
Pacific Palisades Commercial Village and Neighborhoods Specific Plan



Map 2

COMMERCIAL VILLAGE

Pacific Palisades Commercial Village and Neighborhoods Specific Plan



Map 3

NEIGHBORHOOD AREA A

Pacific Coast Highway at Chautauqua Boulevard

Pacific Palisades Commercial Village and Neighborhoods Specific Plan



Map 5

NEIGHBORHOOD AREA C

Sunset Boulevard at Marquez Avenue

Pacific Palisades Commercial Village and Neighborhoods Specific Plan

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